

# UNOFFICIAL COPY

Doc#: 1828206188 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2018 11:06 AM Pg: 1 of 4

Dec ID 20181001698890  
ST/CO Stamp 0-548-272-288 ST Tax \$313.00 CO Tax \$156.50  
City Stamp 1-949-366-432 City Tax: \$3,286.50

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Celina Martinez and Saul Cristobal Villegas  
Granados  
200 N. Jefferson Street, Unit 2108  
Chicago, IL 60661

Chicago Title - LND

1865A51457 ONA  
(law)

(The Above Space for Recorder's Use Only)

THE GRANTORS Celina Martinez, married to Saul Cristobal Villegas Granados, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT Li-Yuan Chang and Fajing Chang, as Co-Trustees of the Li-Yuan Chang Trust dated May 20, 2014, as to an undivided 50% interest and Fajing Chang and Li-Yuan Chang, as Co-Trustees of the Fajing Chang Trust dated May 20, 2014, as to an undivided 50% interest, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-09-314-021-1166 and 17-09-314-021-1297

Property Address: 200 N. Jefferson St, 2108, Chicago, IL 60661

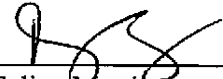
and p-99

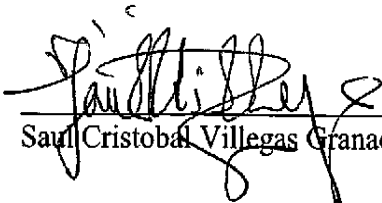
**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 1 day of OCT, 2018.

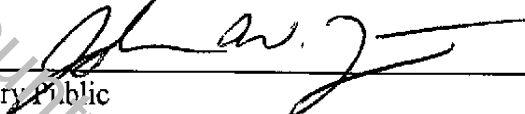
  
\_\_\_\_\_  
Celina Martinez

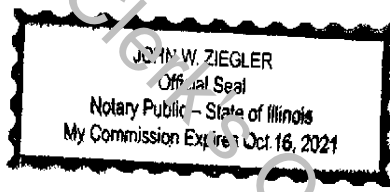
  
\_\_\_\_\_  
Saul Cristobal Villegas Granados

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Celina Martinez and Saul Cristobal Villegas Granados personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1<sup>st</sup> day of October, 2018.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

Marion Volini Moore  
1055 W. Bryn Mawr Ave, Ste G  
Chicago, IL 60660

SEND SUBSEQUENT TAX BILLS TO:

Li-Yuan Chang  
200 N. Jefferson St, 2108  
Chicago, IL 60661

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBERS 2108 AND P-99 INCLUSIVE IN JEFFERSON TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

LOTS 1 AND 2 IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

**PARCEL 2:**

THE 20 FOOT VACATED ALLEY SOUTH AND ADJOINING SAID LOTS 1 AND 2; ALSO,

**PARCEL 3:**

LOTS 3, 4, 5, 6, 7, 8 AND 9 (EXCEPT THE NORTH 10 FEET OF EACH SAID LOTS CONVEYED FOR A PUBLIC ALLEY) IN MANNING'S SUBDIVISION OF LOTS 5 AND 8 IN BLOCK 25 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO,

**PARCEL 4:**

ALL OF LOTS 1 AND 4 LYING WEST OF THE LINE (HEREINAFTER CALLED THE DIVISION LINE) BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 49.65 FEET EAST OF THE NORTH WEST CORNER THEREOF, THENCE RUNNING SOUTH ALONG THE EAST FACE OF A BRICK WALL TO A POINT ON THE SOUTH LINE OF SAID LOT 4 WHICH IS 50.18 FEET EAST OF THE SOUTH WEST CORNER THEREOF IN BLOCK 25 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT

(EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°00'43" WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH 89°55'59" EAST, 1.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°55'59" EAST, 57.12 FEET; THENCE NORTH 00°05'20" EAST, 28.48 FEET; THENCE SOUTH 89°53'53" EAST, 73.96 FEET; THENCE NORTH 00°06'07" EAST, 6.82 FEET; THENCE SOUTH 89°53'53" EAST, 17.72 FEET; THENCE SOUTH 00°15'38" EAST, 37.41 FEET; THENCE SOUTH 76°01'37" WEST, 94.92 FEET; THENCE NORTH 00°07'01" WEST, 1.03 FEET; THENCE NORTH 89°38'52" WEST, 37.86 FEET; THENCE NORTH 00°02'54" WEST, 10.31 FEET; THENCE NORTH 89°56'21" WEST, 19.06 FEET; THENCE NORTH 00°00'48" EAST, 13.66 FEET TO THE POINT OF BEGINNING;

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ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A SLANTED PLANE DEFINED BY THE HEREINAFTER DESCRIBED POINTS "A", "B" AND "C" AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH  $00^{\circ}00'43''$  WEST, ALONG THE WEST LINE THEREOF, 25.26 FEET; THENCE SOUTH  $89^{\circ}55'59''$  EAST, 1.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO HORIZONTALLY POINT "A" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE SOUTH  $89^{\circ}55'59''$  EAST, 57.12 FEET, TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "B" WHICH HAS AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH  $00^{\circ}05'20''$  EAST, 28.48 FEET TO A POINT, SAID POINT BEING ALSO HORIZONTALLY POINT "C" WHICH HAS AN ELEVATION OF +30.18 FEET ABOVE CHICAGO CITY DATUM; THENCE NORTH  $89^{\circ}53'53''$  WEST, 57.16 FEET; THENCE SOUTH  $00^{\circ}00'48''$  WEST, 28.51 FEET TO THE POINT OF BEGINNING; ALSO, EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.76 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.67 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECT VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH  $00^{\circ}00'00''$  EAST, ALONG THE EAST LINE THEREOF, 98.04 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, 18.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}00'00''$  EAST, 9.42 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, 12.54 FEET; THENCE NORTH  $00^{\circ}00'00''$  EAST, 8.43 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, 4.38 FEET; THENCE NORTH  $00^{\circ}00'00''$  EAST, 19.45 FEET; THENCE NORTH  $89^{\circ}53'43''$  EAST, 22.62 FEET; THENCE SOUTH  $00^{\circ}00'00''$  WEST, 7.82 FEET; THENCE SOUTH  $90^{\circ}00'00''$  EAST, 12.22 FEET; THENCE SOUTH  $00^{\circ}17'16''$  WEST, 29.48 FEET; THENCE NORTH  $90^{\circ}00'00''$  WEST, 17.78 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536327117, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.