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1831304144D

WARRANTY DEED

Doc# 1831304144 Fee \$68.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2018 01:13 PM PG: 1 OF 4

The GRANTOR, PHILIP LU, an unmarried man, of the County of Los Angeles and State of California for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LEIGH JACQUELINE JAHNIG, an unmarried woman, residing at 1215 W. Norwood, Apt. 4, Chicago, IL 60660, individually, all interest in the following described real estate in the County of Cook, State of Illinois, to wit:

Above Space for Recorder's Use Only

PARCEL 1:

UNIT NUMBERS 401 AND GU-7 IN THE VUE LAKEVIEW I CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE NORTH 1 10/12TH FEET OF LOT 23 AND LOTS 22, 21 AND 20 (EXCEPTING FROM EACH OF SAID LOTS THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20; AND EXCEPT THAT PART OF LOTS 22 AND 23 LYING BELOW AN ELEVATION OF 31.90 FEET, CITY OF CHICAGO DATUM, AND LYING ABOVE AN ELEVATION OF 18.89 FEET, CITY OF CHICAGO DATUM) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED, WHICH POINT IS 4.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE EAST 77.38 FEET TO A POINT WHICH IS 4.56 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE NORTH 4.08 FEET; THENCE EAST 29.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20 WHICH IS 0.45 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 20, 21, 22 AND 23 TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1 10/23TH FEET OF SAID LOT 23; THENCE WEST ALONG SAID DESCRIBED SOUTH LINE TO A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED; THENCE NORTH ALONG SAID WIDENED LINE 72.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING; AND THAT PART OF LOT 23 (EXCEPT THE NORTH 22 INCHES THEREOF) LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20 HEREINAFTER DESCRIBED) IN BLOCK 4 IN LANE PARK ADDITION TO LAKE VIEW IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0804403000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0804541094.

FIRST AMERICAN TITLE
FILE # 2942179

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles }
 On 10/17/2018 before me, Notary Public, Olena Bracks
Date Here Insert Name and Title of the Officer
 personally appeared PHILIP LU
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 10/17/2018 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual _____ Attorney in Fact
 Trustee _____ Guardian of Conservator
 Other: _____
 Signer is Representing: _____

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 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual _____ Attorney in Fact
 Trustee _____ Guardian of Conservator
 Other: _____
 Signer is Representing: _____

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REAL ESTATE TRANSFER TAX 23-Oct-2018



CHICAGO: 3,386.25
CTA: 1,354.50
TOTAL: 4,740.75 *

14-20-300-030-1013 | 20181001611855 | 0-549-088-416
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 23-Oct-2018



COUNTY: 225.75
ILLINOIS: 451.50
TOTAL: 677.25

14-20-300-030-1013 | 20181001611855 | 1-581-624-480