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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1901046036 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/10/2019 09:51 AM Pg: 1 of 4

Dec ID 20181201659945
ST/CO Stamp 0-347-588-256 ST Tax \$128.00 CO Tax \$64.00
City Stamp 0-328-104-608 City Tax: \$1,344.00

THE GRANTOR(S), Qiankun Chen, a single man, and Ping Chen, a married man, of the City of Chicago, County of Cook, State of Illinois for and in consideration of \$10.00, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Alma M. Melendez
A single woman
all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO the general taxes for the YEAR 2018 and thereafter, and all instruments, covenants, restrictions, easement, public and utility easement, conditions, party wall rights and agreements, if any, applicable zoning laws, ordinances, and regulations of record, and

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

Permanent Real Estate Index Number: 17-16-405-097-1288

Address of Real Estate: 780 S Federal St., 603, Chicago, IL 60605

This is not homestead property.

Dated this 14th day of December, 2018

Qiankun Chen
Qiankun Chen

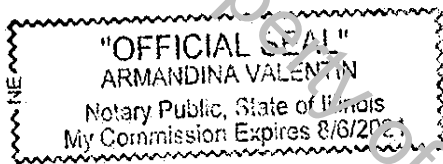
Ping Chen
Ping Chen

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Qiankun and Ping Chen, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her 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 official seal this 14th day of December, 2018



Armandina Valentin
 Notary Public

Prepared by:
 Law Offices of Saichang Xu
 960 Rand Road
 Suite 217
 Des Plaines, IL 60016

Mail to:
Claudia Beatachi
3310 N. Harlem Ave.
Chicago, IL 60634

Name and Address of Taxpayer:

Alma M. Melendez
 780 S Federal St., 603,
 Chicago, IL 60605

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LEGAL DESCRIPTION

Order No.: 18GSA476010LP

For APN/Parcel ID(s): 17-16-405-097-1288

PARCEL A:

UNIT 780-603 IN THE PRINTERS SQUARE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PRINTERS SQUARE CONDOMINIUM WHICH IS A PLAT OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 17 TO 32, BOTH INCLUSIVE, IN BRAND'S SUBDIVISION OF BLOCK 125 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2, 5 (EXCEPT THE WEST 5.64 FEET OF THE NORTH HALF OF SAID LOT 5) 8, 11, 14, 17 AND 20 (EXCEPT THAT PART OF LOTS 2, 5, 8, 11, 14, 17 AND 20 LYING WEST OF THE EAST LINE OF ALLEY RUNNING NORTH AND SOUTH ACROSS THE REAR OF SAID LOTS AS LOCATED ON JULY 1, 1969) IN GOODHUES SUBDIVISION OF BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 0603 134126 AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL A LYING IN PARCEL 2 OF THE TRACT OF WHICH PARCEL A IS A PART, AS AFORESAID, AS SET FORTH IN AGREEMENT RECORDED AS DOCUMENT 5556380 AND IN AGREEMENT RECORDED AS DOCUMENT 13016949 OVER AND UPON THE NORTH AND SOUTH PRIVATE ALLEY RUNNING ACROSS THE REAR OR WESTERLY PORTION OF LOTS 2, 5, 8, 11, 14 AND 17 IN GOODHUES SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C:

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A CONTAINED, AND MORE PARTICULARLY DEFINED AND DESCRIBED, IN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF JULY 8, 2005 AND RECORDED JULY 13, 2005 AS DOCUMENT 0519432173 MADE AMONG WATERTON PRINTERS SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FEDERAL STREET I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRINTERS SQUARE GARAGE LLC, AN ILLINOIS

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LEGAL DESCRIPTION (continued)

LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

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