

# UNOFFICIAL COPY

Doc#: 1905606081 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/25/2019 10:50 AM Pg: 1 of 5

Dec ID 20190201603936  
ST/CO Stamp 1-026-718-112 ST Tax \$411.00 CO Tax \$205.50  
City Stamp 1-634-908-576 City Tax: \$4,315.50

15

efol

19 NW 7136960 NP

**WARRANTY DEED  
ILLINOIS STATUTORY  
~~TENANTS BY THE  
ENTIRETY~~**

JOINT TENANCY

THE GRANTORS, **JIAN LIANG and LAN CHEN**, also known as **LAN CHEN LIANG**, Husband and Wife, of the City of Naperville, County of DuPage, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **UDAY H. DEO and MUGDHA U. DEO**, Husband and Wife, As Tenants By the Entirety, who presently reside at 5930 Western Avenue, in the City of Willowbrook, County of Cook, State of Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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

SUBJECT TO: Real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

TO HAVE AND TO HOLD said premises as Tenants By The Entirety

Permanent Real Estate Index Number: Unit 1703: 17-22-310-015-1124  
Garage Space GU-158: 17-22-310-015-1352

Address of Real Estate: 1841 Calumet Avenue, Unit 1703 and Garage Space GU-158

*\* NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS  
W/ RIGHTS OF SURVIVORSHIP*

# UNOFFICIAL COPY

Dated this 6<sup>th</sup> day of January FEB., 20 19

[Signature]  
JIAN LIANG

[Signature]  
LAN CHEN, also known as LAN CHEN LIANG

STATE OF ILLINOIS, COUNTY OF DUPAGE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **JIAN LIANG and LAN CHEN, also known as LAN CHEN LIANG**, 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 signed, sealed and delivered the said 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 official seal, this 6<sup>th</sup> day of February, 20 19

[Signature]



**AFFIX STAMPS ABOVE**

**Prepared by:**  
David W. Senneke  
Attorney at Law, P.C.  
1730 Park Street, Unit 203  
Naperville, Illinois 60563  
TX: (630) 357-8887  
FX: (630) 357-8823  
Lawyers23@aol.com

**Name and Address of Taxpayer:**  
MR & MRS UDAY DEO  
5930 WESTERN AVE  
WILLOW BROOK IL 60527

**Mail to:**  
GARY LUNDEEN  
806 E. MERGE RD.  
ROSELIE IL 60172

REAL ESTATE TRANSFER TAX	20-Feb-2019
CHICAGO:	3,082.50
CTA:	1,233.00
<b>TOTAL:</b>	<b>4,315.50 *</b>

17-22-310-015-1124 | 20190201603936 | 1-634-908-576

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	20-Feb-2019
COUNTY:	205.50
ILLINOIS:	411.00
<b>TOTAL:</b>	<b>616.50</b>

17-22-310-015-1124 | 20190201603936 | 1-026-718-112

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNIT 1703 AND GU-158, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE MUSEUM PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THAT PART OF THE FOLLOWING DESCRIBED PARCELS, C, C-1, AND 3 ALL TAKEN TOGETHER, ALL IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCELS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL C:

THAT PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE WESTERLY RIGHT OF WAY LINE OF SAUD RAILROAD, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60.00 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING STRUCTURE; THENCE NORTH 16 DEGREES, 37 MINUTES, 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE NORTH 73 DEGREES, 22 MINUTES, 22 SECONDS EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE 23RD STREET VIADUCT, A DISTANCE OF 151.02; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY WITH A RADIUS OF 5738.60 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 17 DEGREES, 59 MINUTES, 18 SECONDS WEST, A DISTANCE OF 240.13 FEET; THENCE NORTH 19 DEGREES, 11 MINUTES, 14 SECONDS WEST ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 595.75 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY TANGENT TO THE LAST DESCRIBED STRAIGHT LINE WITH A RADIUS OF 1928.20 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES, 44 MINUTES, 30 SECONDS WEST, A DISTANCE OF 104.63 FEET TO THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 21 SECONDS WEST ALONG SAID EASTWARD EXTENSION, A DISTANCE OF 117.47 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 16 DEGREES, 43 MINUTES, 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.58 FEET TO THE NORTH LINE OF EAST 20TH STREET; THENCE SOUTH 13 DEGREES, 37 MINUTES, 38 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### ALSO PARCEL C-1:

THE SOUTH 55.00 FEET OF THAT PART OF LOT 1, LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO; THE NORTH 9.00 FEET OF THE SOUTH 64.00 FEET OF LOT 1, LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO; THE NORTH 55.00 FEET OF LOT 1, LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO; ALL THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK

**UNOFFICIAL COPY**

(continued)

10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, ILLINOIS, AS LOT "AA", IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO WIT:

AN UNDIVIDED 1/2 OF ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES, LYING EAST OF THE NORTH 68.00 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF LOTS 51 AND 52 AND OTHER PROPERTY IN SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY THE PROLONGING EASTWARDLY THE NORTH AND SOUTH LINES OF ORIGINAL LOTS 51 AND 52 IN; ALSO, ALL THAT PORTION OF THE REMAINDER OF THE PREMISES IN QUESTION FALLING WITHIN LOT 6 AND TO THE SOUTH 62.00 FEET OF SAID LOT 52; AND UNDIVIDED 1/2 OF THOSE PARTS OF LOTS 51, 52, AND 53 IN BLOCK 10 IS ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF THE EAST LINE OF CALUMET AVENUE, AS NOW LAID OUT AND MARKED ON THE PLAT OF THE PLAT OF MEEKER'S ADDITION TO CHICAGO, AS LOT "AA", DESCRIBED AS ALL THAT PORTION LYING EAST OF THE NORTH 68.00 FEET OF LOT 6, IN CLARKE'S SUBDIVISION OF LOTS 51 AND 56 AND THE NORTH 55.00 FEET OF LOTS 52 AND 55 OF SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING EAST AND WEST AND FORMED BY PROLONGING EASTWARDLY THE NORTH AND SOUTH LINE OF SAID ORIGINAL LOTS 51 AND 55, IN COOK COUNTY, ILLINOIS;

ALSO PARCEL 3:

LOT 14 IN CULVER AND OTHERS' SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 5 IN JONES' ADDITION TO CHICAGO WITH LOTS 2 IN BLOCK 11 AND 3 AND 4 IN BLOCK 12 IN ASSESSOR'S DIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THAT PART OF THE AFORESAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET WITH THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY AFORESAID; THENCE SOUTH 13 DEGREES, 42 MINUTES, 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 215.27 FEET TO THE NORTH LINE OF MEEKER'S ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 89 DEGREES, 58 MINUTES, 39 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 2.09 FEET TO THE EASTERLY LINE OF SOUTH CALUMET AVENUE; THENCE SOUTH 16 DEGREES, 42 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 7.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16 DEGREES, 42 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 218.34 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 57.16 FEET BEING THE ARC OF A CIRCLE CONVEX TO THE EAST, HAVING A RADIUS OF 195.00 FEET AND WHOSE CHORD BEARS SOUTH 08 DEGREES, 18 MINUTES, 59 SECONDS EAST, A DISTANCE OF 56.95 FEET; THENCE SOUTH 00 DEGREE, 04 MINUTES, 52 SECONDS WEST ALONG THE EASTERLY LINE OF SOUTH CALUMET AVENUE, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89 DEGREES, 55 MINUTES, 08 SECONDS EAST, A DISTANCE OF 1706.00 FEET; THENCE NORTH 73 DEGREES, 16 MINUTES, 26 SECONDS

# UNOFFICIAL COPY

(continued)

EAST, A DISTANCE OF 142.00 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE NORTH 19 DEGREES, 11 MINUTES, 14 SECONDS WEST ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 315.86 FEET; THENCE SOUTH 73 DEGREES, 16 MINUTES, 26 SECONDS WEST, A DISTANCE OF 25.53 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0623316047, TOGETHER THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO USE STORAGE SPACE S-124, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0623316047, IN COOK COUNTY, ILLINOIS.