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THIS DOCUMENT WAS
PREPARED BY:

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Doc#: 1922534239 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/13/2019 11:40 AM Pg: 1 of 4

Dec ID 20190701636015
ST/CO Stamp 0-591-567-968 ST Tax \$117.00 CO Tax \$58.50
City Stamp 0-775-607-392 City Tax: \$1,228.50

AFTER RECORDING, RETURN TO:

STANLEY HIGHTOWER
1140 N. LA SALLE #823
CHICAGO, IL 60610

WARRANTY DEED

THIS INDENTURE is made as of this 12th day of July, 2019 by and between Michele Wu, a single woman, and Angela Cheng, a single woman, as Tenants in Common of the city of Chicago, State of Illinois (collectively, the "Grantors"), and Stanley Hightower of the city of Chicago, State of Illinois (the "Grantee")

St 01146-648376
1st

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:



See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto


WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

Send Subsequent Tax Bills To:

Stanley Hightower
680 South Federal Street, #303
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		09-Aug-2019	
		COUNTY:	58.50
		ILLINOIS:	117.00
		TOTAL:	175.50
17-16-405-097-1063		20190701636015 0-591-567-968	

REAL ESTATE TRANSFER TAX		22-Jul-2019	
	CHICAGO:	877.50	
	CTA:	351.00	
	TOTAL:	1,228.50 *	

17-16-405-097-1063 | 20190701636015 | 0-775-607-392

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

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EXHIBIT A

Legal Description

PARCEL A:

UNIT 680-303 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 GOODHUE'S 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 0603134126 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 GOODHUE'S 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 EASEMENT 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 PRINTER'S 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 LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

PERMANENT INDEX NUMBER: 17-16-405-097-1063

COMMON ADDRESS: 680 South Federal Street, #303, Chicago, Illinois 60605

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2019 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0603134126, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office