UNOFFICIAL COPY *1929141879D*

740995 1/2

THIS DOCUMENT WAS PREPARED BY:

Lisa J. Saul, Esq. Forde Law Offices LLP 111 W. Washington Street, Suite 1100 Chicago, Illinois 60602

AFTER RECORDING, RETURN TO:

Ramson Sargon 8904 Birch tre Morton Grove In 60053

Citywide Title Corporation 850 W. Jackson Blvd., Stc. 320 Chicago, IL 60607 Doc# 1929141079 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2019 12:43 PM PG: 1 OF 6

WARRANTY DEED

THIS INDENTURE is made as of this <u>27</u> day of September, 2019 by and between Yang Su of the city of Chicago, State of Illinois (the "Grantor"), and Ramsen A. Sargon of the city of Chicago, State of Illinois (the "Grantce"). * a single man

WITNESSETH, that Grantor, for ano in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand prid 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 Cock, 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:

Ramsen A. Sargon 545 North Dearborn Street, #W2906 Chicago, Illinois 60654 S Y P 4 S 1 M . SC .

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IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this <u>27</u> day of September, 2019.

Yang Su

State of /LL/Nois)
County of <u>Cook</u>)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yang Su personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and vaiver of the right of homestead.

GIVEN under my hand and official seal, this 27th day of September, 2019

Notary Public

Commission expires: 0U/U/23

OFFICIAL SEAT DORIS KAY BRUE AKE R NOTARY PUBLIC - STATE OF IL LINCUS MY COMMISSION EXPIRES OF 1073

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EXHIBIT A

Legal Description

UNIT 2906 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFCRL DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCE AL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29,2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXTIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL I AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3,2005 AS DOCUMENT 0521518064.

PERMANENT INDEX NUMBER:

17-09-241-036-1223

COMMON ADDRESS:

545 North Dearborn Street, #W2906, Chicago, Illinois 60654

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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 0529910137, 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

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Acts done b,

Coverants, Con.
of Record.

Columns

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000	7410995	
REAL ESTATE TRANSFER TAX		02-Oct-2019
	CHICAGO:	2,167.50
	CTA:	867.00
	TOTAL:	3,034.50 *
47.00.044.000.404	00 1 0040400400007	1 2 200 220 400

17-09-241-036-1223 | 20191001696807 | 2-069-030-496

^{*} Total does not include any applicable penalty or interest due. TS OFFICE

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DEAL ESTATE T	RANSFERTAX
	Or Ox

02-Oct-2019





COUNTY: 144.50 ILLING.
TOTAL: 289.00

433.50

17-09-241-036-1223

20191001606807 | 0-941-467-232

886 16745 077100