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\*1929141879D\*

Doc# 1929141079 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

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

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:

Ramsen Sargon  
8904 Birch Ave  
Morton Grove IL 60053

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

WARRANTY DEED

THIS INDENTURE is made as of this 27 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 "Grantee"); \* a single man

WITNESSETH, that Grantor, 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:*

Ramsen A. Sargon  
545 North Dearborn Street, #W2906  
Chicago, Illinois 60654

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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 10, 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 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "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 1 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 of Record.

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## REAL ESTATE TRANSFER TAX

02-Oct-2019



**CHICAGO:**

2,167.50

**CTA:**

867.00

**TOTAL:**

3,034.50 \*

17-09-241-036-1223 | 20191001606807 | 2-069-030-496

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

Property of Cook County Clerk's Office

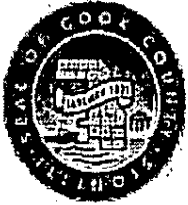
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740995

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

02-Oct-2019



<b>COUNTY:</b>	144.50
<b>ILLINOIS:</b>	289.00
<b>TOTAL:</b>	433.50

17-09-241-036-1223

| 20191001606807 |

0-941-467-232