

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2003515052 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/04/2020 11:49 AM Pg: 1 of 2

THE GRANTOR PETER NG, a married man, of the City of Atlanta, State of Georgia, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND WARRANTS to:

Dec ID 20200101603553
ST/CO Stamp 0-167-435-104 ST Tax \$510.00 CO Tax \$255.00
City Stamp 1-515-774-816 City Tax: \$5,355.00

JAMES WARREN CHAN a/k/a JAMES CHAN and TINA CHIH HSIN-CHAN a/k/a TINA C. CHAN

Husband and wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

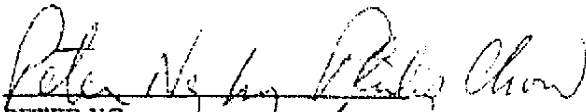
P.I.N. 17-21-407-017-1050

COMMONLY KNOWN AS 1813 SOUTH CLARK STREET, UNIT 12, CHICAGO, IL 60616

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR

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

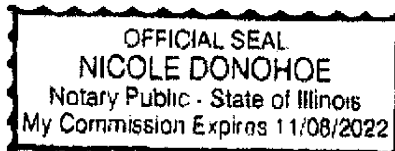
Dated this 30th day of January, 2020



PETER NG
also Agent

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT PETER NG, a married man, is 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 the said instrument as his 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 30th day of January, 2020.




NOTARY PUBLIC

Prepared by: Philip Chow, Attorney at Law, 2323 S. Wentworth Avenue, Chicago, IL 60616

Mail to: Charles W. Galey, 6965 W. 111th Street, Worth, IL 60482

Send Subsequent Tax Bills to: James Warren Chan, 1813 S. Clark Street, Unit 12, Chicago, IL 60616

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LEGAL DESCRIPTION

Order No.: 20PA9949598NA

For APN/Parcel ID(s): 17-21-407-017-1050

PARCEL 1:

UNIT U-12 IN THE DEARBORN VILLAGE III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED FEDERAL STREET,

WHICH SURVEY IS ATTACHED AT EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99533893 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF UP 12, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99533893.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AND 2 FOR THE VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE (WHICH EASEMENT SHALL TERMINATE UPON THE SUBMISSION OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY TO THE ILLINOIS CONDOMINIUM ACT BY AMENDMENT TO DEARBORN VILLAGE III CONDOMINIUM DECLARATION AS AN ADD-ON PARCEL): SAID REAL ESTATE DESCRIBED AS FOLLOWS. LOTS 2 THROUGH 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 1/2 OF VACATED S. FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 AND NORTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.