

UNOFFICIAL COPY

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Mail to:
Dana Weber, Attorney
8 S. Michigan Ave. #1502,
Chicago, IL 60603

Subsequent tax bill to:
Don C. Kalant, JR.
1943 N. Hudson Ave. #A,
Chicago, IL 60614

Prepared by:
Catherine Hwa, Attorney
2300 N. Barrington Rd. Ste. 400
Hoffman Estates IL 60169

Doc#: 2010739196 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/16/2020 11:47 AM Pg: 1 of 2

Dec ID 20200301640581
ST/CO Stamp 1-223-897-312 ST Tax \$435.00 CO Tax \$217.50
City Stamp 2-142-105-824 City Tax: \$4,567.50

THE GRANTOR: Seller(s), Ting Kai-Chou and Queenie Yip, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

Grantee, Don C. Kalant, JR. and Katherine Kalant, husband and wife,
of 6005 Federal St. #810, Chicago, IL 60605

To have and hold forever as: [Buyer to select option]
 tenants in common; or tenants by the entirety; or joint tenants, or taking title individually

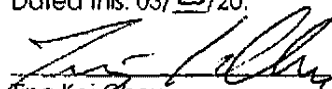
all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

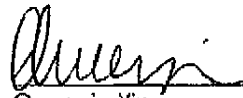
Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, so long as they do not interfere with the 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 same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging.

Permanent Index Number: 14-33-307-049-0000
Property Address: 1943 N. Hudson Ave. #A, Chicago, IL 60614

Dated this: 03/25/20.

 (Seal)
Ting Kai-Chou

 (Seal)
Queenie Yip

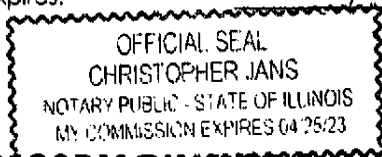
STATE OF ILLINOIS)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Ting Kai-Chou and Queenie Yip personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 03/25/20.

Commission expires:

04/22/23

Notary Public



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 20GNW002120RM

For APN/Parcel ID(s): **14-33-307-049-0000**

PARCEL 1: THE WEST 31.50 FEET OF LOT 43 IN THE SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 DESCRIBED IN THE DECLARATION OF EASEMENTS, PARTY WALLS AND RESTRICTIONS MADE BY NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1968 AND KNOWN AS TRUST NUMBER 3004 DATED MARCH 1, 1972 AND RECORDED MARCH 13, 1972 AS DOCUMENT NUMBER 21834090 AND CREATED BY GRANT FROM NATIONAL BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1968 AND KNOWN AS TRUST NUMBER 3004 TO JOHN L. RIEKE DATED APRIL 13, 1972 AND RECORDED MAY 11, 1972 AS DOCUMENT NUMBER 21899290, IN COOK COUNTY, ILLINOIS OVER THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 19.00 FEET OF LOTS 43 AND 44; AND THE NORTH 2.50 FEET OF LOT 43 AND THE SOUTH 2.50 FEET OF LOT 44, TAKEN AS A TRACT (EXCEPTING FROM SAID TRACT THAT PART OF THE EAST 78.00 FEET OF THE WEST 93.00 FEET THEREOF LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +106.35 FEET REFERENCED TO AN ASSUMED ELEVATION OF +100.00 FEET AT TOP OF EAST EDGE OF CONCRETE WALK AND CENTER LINE OF PASSAGEWAY EXTENDED, SAID HORIZONTAL PLANE BEING FURTHER IDENTIFIED AS BEING THE BOTTOM FACE OF THE WOOD SOFFIT BENEATH THE FIRST STORY PORTION OF THE TOWNHOUSE DWELLINGS BRIDGING AN AREA BETWEEN THE GROUND FLOOR LEVEL OF PARCELS 'A' TO 'D' AND PARCELS 'E' TO 'H' DESCRIBED IN DOCUMENT NO. 21834090 AND EXCEPTING ALSO FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 19.00 FEET OF SAID LOTS 43 AND 44); ALL BEING IN THE SUBDIVISION OF BLOCK 40 IN THE CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.