

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # AP1011315
WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2121021151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 10:00 AM Pg: 1 of 3

Dec ID 20210701692458
ST/CO Stamp 0-497-442-064 ST Tax \$130.00 CO Tax \$65.00

Property of Cook County Clerk's Office

THE GRANTOR, Allen Tsungta Wu, a ^{PKA Tsungta Wu} SINGLE MAN, of GRAYSLAKE, LAKE COUNTY IL for and in consideration of \$10.00 (ten dollars), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANTS Julio C. Delgado, a _____, of The Village of Wheeling, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois.

and Janeth Ortega, husband & wife, as tenants by the entirety

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General Real Estate Taxes for the second installment of 2020 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

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

Permanent Real Estate Index
Number(s): 03-15-402-020-1004

Address of Real Estate: 1550 Sand Pebble Drive – Unit 104 – Wheeling, IL 60090

Dated this 6th day of July, 2021.

Allen Tsungta Wu (SEAL)
Allen Tsungta Wu

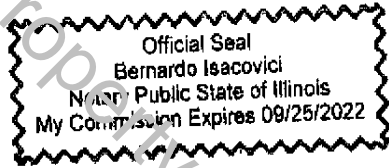
WHEELING
Real Estate Transfer Approved
Initials MB Date 7/6/21
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE


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STATE OF ILLINOIS, COUNTY OF LAKE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Allen Tsungta Wu personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6th day of July 2021.





Notary Public

Prepared by:
Bernardo Isacovici
940 N. Milwaukee Ave.
Libertyville, IL 60048

Mail to:
ARK Attorneys at Law
1400 N. Milwaukee Ave. Ste. 100
Chicago, IL 60642

Name and Address of Taxpayer:
Julio C. Delgado
1550 Sand Pebble Dr. Unit 104
Wheeling, IL 60090

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 104 SANDPEBBLE WALK BUILDING 4 CONDOMINIUM AS DELINEATED ON SURVEY PLAT OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): THAT PART OF LOT 1, IN "SANDPEBBLE WALK" BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 IN "SANDPEBBLE WALK"; THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 (SAID WEST LINE ALSO BEING THE EAST LINE OF THE WEST 495.0 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15) 130.86 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 43 SECONDS EAST, 29.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 18 DEGREES 53 MINUTES 09 SECONDS WEST, 64.33 FEET; THENCE NORTH 71 DEGREES 06 MINUTES 51 SECONDS EAST, 124.83 FEET; THENCE NORTH 01 DEGREES 21 MINUTES 05 SECONDS EAST, 117.92 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 55 SECONDS EAST, 64.33 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 05 SECONDS WEST, 131.25 FEET; THENCE SOUTH 38 DEGREES 32 MINUTES 48 SECONDS EAST, 87.33 FEET; THENCE SOUTH 51 DEGREES 27 MINUTES 12 SECONDS WEST, 64.33 FEET; THENCE NORTH 38 DEGREES 32 MINUTES 48 SECONDS WEST, 78.92 FEET; THENCE SOUTH 71 DEGREES 06 MINUTES 51 SECONDS WEST, 122.83 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. WHICH SURVEY WAS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LR 2750725, AS AMENDED FROM TIME TO TIME; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED APRIL 1, 1972 AND REGISTERED MAY 12, 1972 IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NO. LR 2622769 AS AMENDED BY SUPPLEMENT FILED MAY 2, 1974 AS DOCUMENT NO. LR 2750724 AND AS CREATED BY DEED FILED ON FEBRUARY 10, 1976 AS DOCUMENT NO. LR 2854317 IN COOK COUNTY, ILLINOIS.