

UNOFFICIAL COPY

Doc#: 2127946000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2021 10:17 AM Pg: 1 of 4

Dec ID 20210901680790
ST/CO Stamp 1-715-957-904 ST Tax \$532.00 CO Tax \$266.00
City Stamp 1-742-008-464 City Tax: \$5,586.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

Kenneth E. Xiahou and Kathy H. Xiahou
20 S. Mill Street
Naperville, IL 60540

(The Above Space for Recorder's Use Only)

THE GRANTORS Kenneth E. Xiahou and Kathy H. Xiahou, husband and wife for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Clive R. Horrocks and Michael A. Richardson, a married couple, whose address is 1136 NE 18th Ave Ft Lauderdale, FL 33304

(BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

~~_____ Individually~~

~~_____ as Tenants in Common~~

~~_____ as Joint Tenants~~

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-20-224-030-0000

Property Address: 813 W. University Lane, Chicago, IL 60608

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Chicago Title
2165A901462HA
10FL

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

Dated September 21, 2021.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GSA941462HH

For APN/Parcel ID(s): 17-20-224-030-0000

PARCEL 1:

THE WEST 17.95 FEET OF THE EAST 43.70 FEET (AS MEASURED AT RIGHT ANGLES) OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF HALSTED STREET (SAID RIGHT-OF-WAY BEING 26 FEET IN WIDTH) AND THE NORTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE NORTH 01 DEGREES 40 MINUTES 53 SECONDS WEST ALONG SAID WEST LINE 391.83 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 07 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE, 115.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST PARALLEL TO SAID WEST LINE, 51.00 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 07 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE, 106.24 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 53 SECONDS WEST PARALLEL TO SAID WEST LINE, 51.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 07 SECONDS EAST ALONG A LINE PERPENDICULAR TO SAID WEST LINE, 106.24 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 3, 2002 AS DOCUMENT NUMBER 0020094785

PARCEL 3:

NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 ACROSS THE RIGHT-OF-WAY PARCELS FOR THE ACCESS USE AS MORE PARTICULARLY DEFINED AND DESCRIBED IN AND AS CREATED BY RIGHT OF WAY EASEMENT AGREEMENT DATED AS OF APRIL 2, 2002 AND RECORDED APRIL 4, 2002 AS DOCUMENT 0020385293 MADE BY AND BETWEEN THE BOARD OF TRUSTEE'S OF THE UNIVERSITY OF ILLINOIS, SOUTH CAMPUS DEVELOPMENT TEAM, LLC AND UNIVERSITY VILLAGE HOMEOWNER'S ASSOCIATION.