UNOFFICIAL COPY

Doc#. 2127946000 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/06/2021 10:17 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS

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

Open

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

(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 (0/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Clive R. Horrocks and Michael A. Richardson, a macried couple of the process is 1136 NE 18th Ave. Ft. loude dale, FL 33304

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

Individually	Chicago Title
as Tenants-in-Common	Chicago Title 2165/A94/462HF
as-Joint-Tenants-	1010
not as Joint Tenants, nor Tenan	ts in Common, but as Tenants by the Entirety

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

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "AND

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).

2127946000 Page: 2 of 4

UNOFFICIAL COPY

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 Clark's Office

2127946000 Page: 3 of 4

UNOFFICIAL COPY

Kenneth E. Xiahou

Kathy H. Xiahou

STATE OF ILLINOIS

SS,

COUNTY OF COOK

SS,

COUNTY of COOK

COUNTY OF COO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kenneth E. Xiahou and Kathy H. Xiahou personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 netarial seal,

September 21, 2021

OFFICIAL SEAL
ADAM STEFKO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/8/24

Notary Public

THIS INSTRUMENT PREPARED BY Wilde Law Group 1016 W. Jackson Blvd. Chicago, IL 60607

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Law Office of Bell & Shah 2015 W Fullerton Ave Chicago, IL 60647 Clive R. Horrocks and Michael A. Richardson 813 W. University Lane Chicago, IL 60607

2127946000 Page: 4 of 4

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 21GSA941462HH

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

PARCEL 1:

THE WFS. 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 FAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING: AT THE INTERSECTION OF THE WEST LINE OF HALSTED STREET (SAID RIGHT-OF-WAY BEING 65 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 PAFALLEL TO SAID WEST LINE, 51.00 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 07 SECONDS EAST 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 BEN'LFIT 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.