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Doc#: 2134234125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2021 02:58 PM Pg: 1 of 5

Prepared by: Erwin Law, LLC
4043 North Ravenswood Avenue, Suite 208
Chicago, Illinois 60613

Return to:

ROY YAO
1235 S. Prairie Ave # 3508
Chgo IL 60605
Future Taxes to Grantee's Address (X)
Roy Yao, 1235 S. Prairie Ave # 3508
Chgo IL 60605

Dec ID 20211101631792
ST/CO Stamp 0-842-699-408 ST Tax \$347.50 CO Tax \$173.75
City Stamp 1-328-779-920 City Tax: \$3,648.75

WARRANTY DEED (Individual to Individual)

The Grantor(s) Angel M. Gutierrez and Yolanda Gutierrez, married to each other as husband and wife, and Melissa Gutierrez n/k/a Melissa James, married to Christopher Louis James*,

(The above space for Recorder's use only)

of the City of El Dorado, County of El Dorado State of California
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to Roy Yao, an unmarried man,
whose address is 1235 S. Prairie Ave, Unit 3508, of the City of Chicago,
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 to wit:

(See Legal Description as attached Exhibit A)

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

Permanent Index Number(s): 17-22-110-125-1276, 17-22-110-125-144

Property Address: 1235 S. Prairie Ave, Unit 3508 & GU-161, Chicago, Illinois 60605

Dated this 4th day of November, 2021.

142
Angel M. Gutierrez

Yolanda Gutierrez

Melissa James
Melissa Gutierrez n/k/a Melissa James

FIDELITY NATIONAL TITLE
CH21037462

STATE OF _____)

COUNTY OF _____) ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Angel M. Gutierrez and Yolanda Gutierrez personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 Notarial Seal this 4th day of November, 2021.

SEE ATTACHED FOR NOTARY PUBLIC

Notary Public, State of _____
My commission expires: _____

REAL ESTATE TRANSFER TAX		05-Dec-2021
CINCAGO:	2,608.25	
CTA:	1,042.50	
TOTAL:	3,648.75	
17-22-110-125-1276 20211101631792 1-328-779-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Dec-2021
COUNTY:	173.75	
ILLINOIS:	347.50	
TOTAL:	521.25	
17-22-110-125-1276 20211101631792 0-842-699-408		

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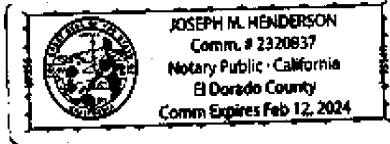
ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of El Dorado }

On Nov 02, 2021 before me, Joseph M. Henderson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Angel M. Gutierrez and Yolanda Gutierrez
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on this document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Nov 02, 2021 Number of Pages: 4

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Christopher Louis James

***NOTE: Signing solely for purposes of
waiving homestead rights**

Property of Cook County Clerk's Office

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STATE OF Illinois)
) ss
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that Melissa Gutierrez n/k/a Melissa James and Christopher Louis James

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instruments 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 Notarial Seal this 4th day of November, 2021.



[Signature]

Notary Public, State of _____
My Commission expires: _____

Property of Cook County Clerk's Office

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Exhibit A Legal Description

PARCEL 1:

UNITS 3508 AND GU-161 IN THE TOWER RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE THEREOF, 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 19 DEGREES 48 MINUTES 32 SECONDS WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70 DEGREES 29 MINUTES 29 SECONDS EAST, 0.41 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 45 SECONDS EAST, 5.41 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 25 SECONDS WEST, 1.13 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST, 1.72 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, 2.94 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST, 2.79 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 25 SECONDS WEST, 9.70 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 58 SECONDS EAST, 1.47 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 0.41 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 8.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 18 SECONDS WEST, 0.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 50 SECONDS EAST, 3.88 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST, 1.99 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 37 SECONDS EAST, 14.33 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 1.69 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 06 SECONDS EAST, 14.43 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS EAST, 5.26 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 14.33 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 47 SECONDS WEST, 25.19 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, 5.67 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 07 SECONDS WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-276, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532041.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR PEDESTRIAN AND LIMITED VEHICULAR INGRESS AND EGRESS AS CREATED BY GRANT OF ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL RECORDED JULY 27, 2000 AS DOCUMENT NUMBER 00570791 MADE BY CHICAGO TITLE TRUST NUMBER 1080000 AND MUSEUM PARK EAST, LLC, AND AMENDED BY DOCUMENT RECORDED APRIL 24, 2002 AS NUMBER 0020470285.

Permanent Index Number(s): 17-22-110-125-1276, 17-22-110-125-1447

Property Address: 1235 S. Prairie Ave, Unit 3508 & GU-161, Chicago, Illinois 60605