

C10P25
CT 226ND3220246

Doc#: 2214520239 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2022 12:10 PM Pg: 1 of 3

WARRANTY DEED Statutory (IL)

THE GRANTOR, LEIGH JACQUELINE JAHNIG, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN & 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY and SELLS to

Dec ID 20220501604898
ST/CO Stamp 0-127-565-712 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-498-840-976 City Tax: \$4,987.50

(The Above Space For Recorder's Use Only)

YU-CHENG CHEN and I-CHUN SU, husband and wife, of 165 W. Superior Street, Unit 2908, Chicago, IL 60654, as Tenants by the Entirety, **GRANTEE**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBERS 401 AND GU-7 IN THE VUE LAKEVIEW I CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE NORTH 1 10/12TH FEET OF LOT 23 AND LOTS 22, 21 AND 20 EXCEPTING FROM EACH OF SAID LOTS THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20; AND EXCEPT THAT PART OF LOTS 22 AND 23 LYING BELOW AN ELEVATION OF 31.90 FEET, CITY OF CHICAGO DATUM, AND LYING ABOVE AN ELEVATION OF 18.89 FEET, CITY OF CHICAGO DATUM DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED, WHICH POINT IS 4.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE EAST 77.38 FEET TO A POINT WHICH IS 4.56 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE NORTH 4.08 FEET; THENCE EAST 29.41 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20 WHICH IS 0.45 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 20, 21, 22 AND 23 TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1 10/23TH FEET OF SAID LOT 23; THENCE WEST ALONG SAID DESCRIBED SOUTH LINE TO A POINT ON THE EAST LINE OF ASHLAND AVENUE AS WIDENED; THENCE NORTH ALONG SAID WIDENED LINE 72.24 FEET, MORE OR LESS TO THE POINT OF BEGINNING; AND THAT PART OF LOT 23 EXCEPT THE NORTH 22 INCHES THEREOF LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 20 HEREINAFTER DESCRIBED IN BLOCK 4 IN LANE PARK ADDITION TO LAKE VIEW IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0804403000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0804541094.

Permanent Index Number: 14-20-300-030-1013 and 14-20-300-030-1029

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-GM-7



Address of Real Estate: 1550 West Cornelia Ave., 401, Chicago, IL 60657

To have and to hold the Property unto Grantee forever in fee simple, subject only to the matters (hereinafter the "Permitted Exceptions") set forth in Exhibit "A" attached hereto and made a part hereof. Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions.


Dated this 17 day of May, 2022



 LEIGH JACQUELINE JAHNIG

REAL ESTATE TRANSFER TAX		24-May-2022
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50
14-20-300-030-1013		20220501604898 0-127-565-712

STATE OF ILLINOIS)
) S.S.
 COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		24-May-2022
	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50 *
14-20-300-030-1013		20220501604898 1-498-840-976

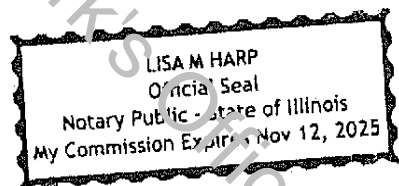
* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LEIGH JACQUELINE JAHNIG**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 17 day of May, 2022.


 Notary Public

MAIL TO: Ernest L. Rose
 Drost Kivlahan McMahon & O'Connor, LLC
 11 S. Dunton Avenue
 Arlington Heights, IL 60005

**SEND SUBSEQUENT TAX BILLS TO:**

Yu-Cheng Chen and I-Chun Su
 1550 W. Cornelia Ave, #401
 Chicago, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Mark A. Lara
 GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.
 835 McClintock Drive, Second Floor
 Burr Ridge, Illinois 60527
 (630) 655-6000

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EXHIBIT "A"

SUBJECT TO: (a) general real estate taxes not yet due and payable at the time of closing; (b) Adverse encroachment of the building located mainly on property North and adjoining, over and onto the Land a distance of 0.66 feet, more or less, as shown on survey, as disclosed by prior title Evidence; (c) Covenant Dated March 28, 2007 and recorded March 29, 2007 as document 0708818032 relating to sewer service made by Cornelia Ashland The, LLC. For further particulars please see document; (d) Covenant dated June 26, 2007 and recorded June 26, 2007 as document 0717760000 relating to sewer and Water Service, maintenance and repair made by Cornelia Ashland The, LLC. For further particulars please see document; (e) Terms, provisions and conditions of the covenants for sewer services made by Cornelia Ashland The, LLC, recorded March 29, 2007 as document 0708818032, its successors and assigns for maintenance, repair and replacement of common sewer lines; (f) (A) terms, provisions, covenants, conditions and options contained in and rights and easements established by the declaration of condominium ownership recorded February 13, 2008 as Document No. 0804403000, as amended from time to time; and (B) Limitations and conditions imposed by the Condominium Property Act; (g) (A) terms, provisions, and conditions relating to the easement described as parcel 2 contained in the instrument creating said easement. (B) rights of the adjoining owner or owners to the concurrent use of said easement; (h) Declaration of Covenants, conditions, restrictions and easements made by Cornelia Ashland Development Corp., and by Cornelia Ashland, LLC recorded on February 14, 2008 as document 0804541094; (i) Declaration of temporary construction easements made by City of Chicago, Cornelia Ashland Development Corp., Cornelia Ashland, LLC and Addison Ashland The, L.L.C. Recorded on February 14, 2008 as document 0804541110; and (j) Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), contained in the document recorded February 14, 2008 as Document No. 0804541095 which does not contain a reversionary or forfeiture clause.