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WARRANTY DEED
Statutory

97043695

DEPT-01 RECORDING \$27.50
190011 TRAN 5215 01/21/97 11:36:02
3413 KP #~97-043695
COOK COUNTY RECORDER

THE GRANTOR, HONG Y. FANG, M.D., a married man, of the City of Elgin, County of Kane, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid CONVEY and WARRANT to JAMES R. SERLTON, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate, to-wit:

LEGAL DESCRIPTION ATTACHED
HERETO AS EXHIBIT "A"

2750
2

Common Address: 233 E. Erie Street, Unit 1802, Chicago, IL 60611
Permanent Index Number: 17-10-203-027-1091
situated in the City of Chicago, County of Cook, in the State of Illinois, hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

97043695

This Instrument Prepared by and after Recording Return to:

Thomas C. Rydell
SCHEFLOW, RYDELL, TRAVIS & SCHEFLOW
63 Douglas Avenue, Suite 200
Elgin, Illinois 60120
Phone: (847) 695-2800
Fax No. (847) 695-4547



ATGF, INC


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Property of Cook County Clerk's Office


COOK
CO. NO. 918
073144

 **STATE OF ILLINOIS**
REAL ESTATE TRANSFER TAX

JAN 20 '07 DEPT. OF REVENUE
P.S. 10698 **63.00**

★ 011510
★ **CITY OF CHICAGO** ★
★ **REAL ESTATE TRANSACTION TAX** ★
★ DEPT. OF REVENUE JAN 20 '07 ★
★ P.S. 11195  **472.50** ★

040364

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 20 '07  **31.50**

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subject to taxes for the year 1996 and subsequent years; and to covenants, conditions, restrictions, easements, and building lines of record, Declaration of Condominium Ownership recorded on October 2, 1981 as Document 26017894. Limitations and conditions imposed by Illinois Condominium Property Act.

"THE SUBJECT PROPERTY IS NON-HOMESTEAD AS TO THE GRANTOR AND HIS SPOUSE"

Dated this 19th day of December 1996.

Horng Y. Fang (SEAL)
(Horng Y. Fang M.D.)

State of Illinois)
) ss
Kane County)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that HORNG Y. FANG, M.D., a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 19th day of December 1996.



Thomas C. Rydell
Notary Public

Grantees Address:

233 E. Erie Street
Unit 1802
Chicago, Illinois 60611

Send subsequent tax bills to:

James R. Shelton
233 E. Erie Street
Unit 1802
Chicago, Illinois 60611

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An undivided one-half interest in the following described property.

PARCEL 1: Unit No. 1802 in Streeterville Center Condominium as delineated on Survey of the following: All of the Property and Space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the ninth floor, in the 26-story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised of Lots 20, 21, 22, 23, 24 and 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing on the dividing line between Lots 25 and 26), together with the Property and Space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 8-story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of the aforesaid parcel of land, all in the Subdivision of the West 394 feet of Block 32, except the East 14 feet of the North 80 feet thereof in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for Streeterville Center Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 26017897; together with its undivided percentage interest in the Common Elements.

PARCEL 2: Easement for the Benefit of Lot 25 of the right to maintain party wall as established by Agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892 as Document Number 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West 1/2 of the party wall, all in Cook County, Illinois.

PARCEL 3: All those certain easements, privileges, rights of use and all other benefits described in that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 26017894, as granted for the benefit of Parcel 1, by a deed from American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated December 11, 1980 and known as Trust No. 51534 to Wendy Young dated October 1, 1981 and recorded October 2, 1981 as Document Number 26017895.

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