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1999-07-28 11:45:18

Cook County Recorder

27.00



WARRANTY DEED

STATUTORY (ILLINOIS)
INDIVIDUAL TO INDIVIDUAL

①
14323
WA
No [Signature]

THE GRANTORS, **RAYMOND A. BRENNER AND MARIAN E. BRENNER**,
Of 301 Bryant Street, #404, San Francisco, California,
for and in consideration of the sum of TEN and 00/100
DOLLARS (\$10.00) and other good and valuable consideration,
in hand paid, CONVEYS AND WARRANTS TO

^{WA} ^{HUSBAND AND WIFE,}
YU CHEUNG and LINDA IP, of 931 West 32nd Place, Chicago, IL,
not in Tenancy in Common, ^{NOT} ~~but~~ in JOINT TENANCY, ^{BUT IN TENANCY BY THE} the ENTIRETY
following described Real Estate situated in the County of
Cook in the State of Illinois, to wit:

UNIT F-50 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE
PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL
ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION,
BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF
SECTION 22, TOWNSHIP 19 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNERR OF LOT 1 IN SAID
SUBDIVISION THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS
EAST ALONG THE NORTHERLY EXTENSION OF SAID LOT 1 FOR A
DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES, 58
MINUTES, 41 SECONDS EAST, 102.21 FEET; THENCE NORTH 89

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DEGRESS, 58 MINUTES, 41 SECONDS WEST, 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID SUBDIVISION: THENCE NORTH 00 DEGREE, 01 MINUTE, 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES, 58 MINUTES, 41 SECONDS WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTE, 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1, THENCE SOUTH 89 DEGREES, 58 MINUTES, 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED MARCH 3, 1995 AS DOCUMENT 95150205, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED MAY 21, 1996 AS DOCUMENT 96385673 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035 AND AS CREATED BY DEED RECORDED JANUARY 30, 1998 AS DOCUMENT 98083842.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever. SUBJECT TO: General taxes for 1998 and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Numbers: 17-22-110-020-0000

Address of Real Estate: 1435-H South Prairie Avenue, Chicago, IL 60605

DATED: MAY 14, 1999

Raymond A. Brenner (SEAL)
RAYMOND A. BRENNER

Marian E. Brenner (SEAL)
MARIAN E. BRENNER

COOK CO. NO. 016
292619

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUL 27 '99 DEPT. OF REVENUE **455.00**

PB. 10685

320855

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUL 27 '99 **227.50**

PB. 11427

★ 080292
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX ★

★ DEPT. OF REVENUE JUL 27 '99 **999.00** ★

★ PB. 11187

★ 080293
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX ★

★ DEPT. OF REVENUE JUL 27 '99 **999.00** ★

★ PB. 11187

★ 080294
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX ★

★ DEPT. OF REVENUE JUL 27 '99 **999.00** ★

★ PB. 11187

★ 080295
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX ★

★ DEPT. OF REVENUE JUL 27 '99 **415.50** ★

★ PB. 11187

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Property of Cook County Clerk's Office

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STATE OF CALIFORNIA ;
COUNTY OF SAN FRANCISCO ;

I, the undersigned, a Notary Public in and for the County of SAN FRANCISCO, State of California, DO HEREBY CERTIFY that RAYMOND A. BRENNER and MARIAN E. BRENNER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument entitled WARRANTY DEED, appeared before me this day in person and acknowledged that they signed sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

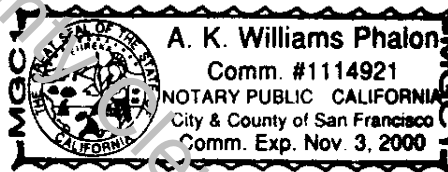
GIVEN under my hand and official seal this 13th day of May, 1999.

A. K. Williams Phalon

NOTARY PUBLIC

My commission expires 11/3/00.

This instrument was prepared by:
Gregory J. Bueche
2100 Manchester Road, Suite 900
Wheaton, IL 60187



Mail to:

PHILIP CHOW
2323 S. WENTWORTH
CHICAGO, IL 60616

Send subsequent tax bills to

YU WA CHEUNG
1435-H S. PRAIRIE
CHICAGO, IL 60605