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Warranty Deed

ILLINOIS



Doc#: 1435719109 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2014 01:05 PM Pg: 1 of 2

THE GRANTOR(s), 1000 Lake Shore Drive LLC, an Illinois Limited Liability Company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to, Xiying Huang, a single woman, in the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page 2 for legal description attached hereto and made part hereof)

SUBJECT TO: Covenants, conditions and restrictions of record, if any; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed; condominium declaration and by-laws, if any; and general real estate taxes not yet due and payable at the time of closing.

This is not Homestead Property.

Permanent Real Estate Index Number(s): 17-03-204-063-1157

Address(es) of Real Estate: 1000 North Lake Shore Drive, Unit 2.02, Chicago Illinois, 60611

The date of this deed of conveyance is December 18, 2014.

Grantor(s):
1000 Lake Shore Drive LLC, an Illinois Limited Liability Company

By: Alexander Rosenblum

Name: Alexander Rosenblum

Title: Managing partner

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that Alexander Rosenblum, personally known to me by their duly authorized agents and/or to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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 any right of homestead.

Given under my hand and official seal, this 18 day of DEC, 2014



S. Shah (Notary Public)
This is an original document
Alexander Rosenblum

State of Illinois - County of Cook
Signed and attested before me on 12/18/14 (Date)
Alexander Rosenblum

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LEGAL DESCRIPTION

For the premises commonly known as:

1000 Lake Shore Drive Unit 2103
Chicago, Illinois 60611

Legal Description:

UNIT NUMBER 2103AS DELINEATED ON THE SURVEY OF THAT PART OF LOT A DESCRIBED AS FOLLOWS:



COMMENCING AT A POINT OF THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PERPENDICULARLY TO SAID EAST LINE 114.58 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT A; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED 24.605 FEET THENCE WEST ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID LOT 55.52 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF THE SAID LOT; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH WEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING;


SAID LOT A BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2, POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO IN THE NORTH 1/2 OF BLOCK 7 AND PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1976 AND KNOWN AS TRUST NO. 3068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23675016; TOGETHER WITH AN UNDIVIDED 0.397 PERCENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY) HEREINAFTER "PROPERTY".

This instrument was prepared by Chris Cue Chris L. Cue - Attorney at Law 1820 N. Fremont Street, Suite 1F Chicago, IL 60614	Send subsequent tax bills to: <i>Xiyang Huang</i> <i>1000 N. Lake Shore Dr. #2103</i> <i>Chicago, IL 60611</i>	Recorder-mail recorded document to: <i>Xiyang Huang</i> <i>1000 N. Lake Shore Dr. #2103</i> <i>Chicago, IL 60611</i>
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REAL ESTATE TRANSFER TAX		23-Dec-2014
		
COUNTY:		90.00
ILLINOIS:		180.00
TOTAL:		270.00
17-03-204-063-1157 20141201653450 1-888-602-752		

REAL ESTATE TRANSFER TAX		23-Dec-2014
		
CHICAGO:		1,350.00
CTA:		540.00
TOTAL:		1,890.00
17-03-204-063-1157 20141201653450 0-814-860-928		