

# UNOFFICIAL COPY



\*1714208037D\*

16209105

WARRANTY DEED

Doc# 1714208037 Fee \$60.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2017 02:45 PM PG: 1 OF 2

*Married to Laura Scerba*

THE GRANTORS, Joseph S. Scerba, of the City of North Port, County of Sarasota, State of Florida, for and in Consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Tianbai Zhu, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

*\* a single man*

PARCEL 1: UNIT 203 IN 525 HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21 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 NOVEMBER 7, 2002 AS DOCUMENT 0021232465, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NUMBER P-134 IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.58 FEET CHICAGO CITY DATUM, THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 (EXCEPT THE NORTHERLY 107.60 FEET THEREOF), IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, 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 JUNE 25, 2004 AS DOCUMENT NUMBER 0417727057, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; ALSO, EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN HAWTHORNE PLACE, LLC AND HAWTHORNE PARKING, LLC DATED SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 17, 2002 AS DOCUMENT NUMBER 21017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. hereby releasing and waiving the right of homestead.

USI

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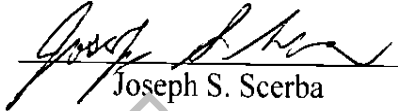
Subject to, real estate taxes for the year 2016 and subsequent; covenants, conditions and easements of record; and all applicable zoning laws and ordinances.

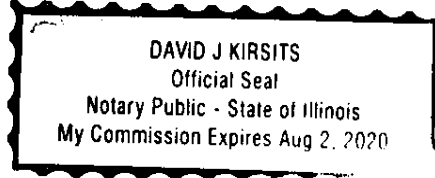
THE SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTOR

Permanent Index Number: *Parcel 1: 14-21-307-061-1007; 14-21-307-061-1368 (Parcel 2)*

Address of Real Estate: 525 West Hawthorne Place, Unit 203, Chicago, Illinois 60657

DATED this 8 day of May, 2017

 (SEAL)  
Joseph S. Scerba



State of Illinois,  
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph S. Scerba is 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 official seal, this 8<sup>th</sup> day of May, 2017.



My commission expires August 2, 2020.

  
NOTARY PUBLIC




This instrument prepared by:

Matthew F. Zubek  
Attorney at Law  
8855 South Ridgeland, Suite 211  
Oak Lawn, Illinois 60453

| REAL ESTATE TRANSFER TAX  |           | 18-May-2017 |
|---|-----------|-------------|
|    | COUNTY:   | 115.00      |
|  | ILLINOIS: | 230.00      |
| TOTAL:  |           | 345.00      |
| 14-21-307-061-1007   20170501655731   0-751-284-672                                   |           |             |

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Tianbai Zhu  
525 West Hawthorne Place  
Unit 203  
Chicago, Illinois 60657

| REAL ESTATE TRANSFER TAX   |          | 18-May-2017 |
|--|----------|-------------|
|  | CHICAGO: | 1,725.00    |
|  | CTA:     | 690.00      |
| TOTAL:   |          | 2,415.00 *  |
| 14-21-307-061-1007   20170501655731   0-619-844-032                                  |          |             |

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