

# UNOFFICIAL COPY

Warranty Deed  
ILLINOIS

Doc#: 1732146390 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/17/2017 12:48 PM Pg: 1 of 2

Dec ID 20171101652847  
ST/CO Stamp 1-964-263-456 ST Tax \$138.00 CO Tax \$69.00  
City Stamp 1-607-288-864 City Tax: \$1,449.00

Chicago Title (L) 17sa4243758lp CSC 1 of 1

Above Space for Recorder's Use Only

The GRANTORS, ANDREW WONG and XUEXUE ZHANG, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, HENRY TSZ-KI KONG, in fee title, in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof).

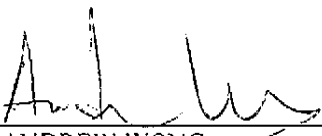
SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-33-423-022-4017

Address of Real Estate: 3522 S. State Street, Unit #306, Chicago, Illinois 60609

THIS IS NOT HOMESTEAD PROPERTY FOR GRANTORS

The date of this deed of conveyance is November 16, 2017.

  
\_\_\_\_\_  
(SEAL) ANDREW WONG

  
\_\_\_\_\_  
(SEAL) XUEXUE ZHANG

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDREW WONG and XUEXUE ZHANG personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires) OFFICIAL SEAL  
ROGER TSANG  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/07/18

Given under my hand and official seal November 16, 2017.

  
\_\_\_\_\_  
Notary Public

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## LEGAL DESCRIPTION

PARCEL 1: THE IMPROVEMENTS THAT OCCUPY THAT PART OF THE LAND DESCRIBED AS:

UNIT BC4-306 IN THE BOULEVARD SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN BLOCK B, ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 18, 2007 AS DOCUMENT NUMBER 0719915101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418106, FOR THAT PART OF THE LAND DESCRIBED AS: UNIT BC4-306 IN THE BOULEVARD SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT PARKING SPACE BC4-P19, AS DELINEATED AND DEFINED IN THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 4: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK BOULEVARD MADE BY PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DATED AS OF NOVEMBER 1, 2005 AND RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418100, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.

Permanent Real Estate Index Number: 17-33-423-022-4017

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<p>* This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>HENRY TSZKI KONG <del>3522 S. State Street, Unit #306, Chicago, Illinois 60609</del> 3008 S. Quinn Chicago, IL 60608</p>	<p>Recorder-mail recorded document to:</p> <p>Law Office of OLIVIA CHENG 828 W. 31<sup>st</sup> Street, Suite C4 Chicago, IL 60608</p>
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