

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

PT18-44734 1/2

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT18-44734

Doc#: 1806547088 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2018 12:10 PM Pg: 1 of 2

Dec ID 20180201602775
ST/CO Stamp 1-411-188-256 ST Tax \$460.00 CO Tax \$230.00
City Stamp 1-679-623-712 City Tax: \$4,830.00

THE GRANTOR, Daniyar Argynov, married to Aigul Argynov, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEEES Zhiyan Xie and Mengqi Han, husband and wife, of 3008 S. Wallace St., Unit 2, Chicago, IL 60616, not as joint tenants nor as tenants in common, but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL ONE: UNIT 806 AND GU-173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER 1 RESIDENCES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457530, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL ONE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN GRANT OF ACCESS EASEMENTS RECORDED APRIL 22, 2002 AS DOCUMENT NO. 0020457528.

PARCEL THREE: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-71, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020457530.

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not yet due and payable; and terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and amendments thereto, public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-22-110-100-1071 & 17-22-110-100-1393
Address of Real Estate: 1322 S. Prairie Ave., Unit 806 & GU-173, Chicago, IL 60605


[signatures on following page]

UNOFFICIAL COPY

Dated this 16 day of February, 2018



Daniyar Argynov



Aigul Argynov, signing solely for the purpose of waiving homestead

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniyar Argynov and Aigul Argynov, personally known to me 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 the right of homestead.

Given under my hand and official seal, this 16 day of February, 2018.





(Notary Public)

Prepared By: Thompson & Thompson
19 S. LaSalle St., Suite 302
Chicago, IL 60603

Mail To:
~~Saichang Xu, Esq.~~
~~190 S. LaSalle, Suite 2100~~
~~Chicago, IL 60603~~

Zhiyan Xie & Mengqi Han
1322 S. Prairie Ave., Unit 806
Chicago, IL 60605

Name & Address of Taxpayer:
Zhiyan Xie and Mengqi Han
1322 S. Prairie Ave., Unit 806
Chicago, IL 60605

Property of Cook County Clerk's Office