

UNOFFICIAL COPY

Doc#: 1913533274 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/15/2019 10:54 AM Pg: 1 of 3

Dec ID 20190401636106
ST/CO Stamp 1-570-469-792 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-480-704-416 City Tax: \$2,362.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Judith Fors
4669 N Manor Ave.
Chicago IL 60625

MAIL REAL ESTATE TAX BILL TO:

Maria Paula Spada
1919 S. Michigan Ave., Unit 307
Chicago, IL 60616 1629 S PRAIRIE #2106
CHICAGO IL 60616

THE GRANTOR: Qiongyun Zhang, a Single Woman, of 1919 S. Michigan Ave., Unit 307, Chicago, IL 60616, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Maria Paula Spada, OF 1629 S. PRAIRIE AVE., UNIT 2106 CHICAGO ILLINOIS, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1919 S. Michigan Ave, Unit 307, Chicago, IL 60616
PIN: 17-22-307-113-1021 and 17-22-307-113-1070

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

~~THE FOLLOWING SO LONG AS THEY DO NOT INTERFERE WITH USE*~~
SUBJECT TO (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) ~~Drainage ditches, feeders, laterals and drain tile pipe or other conduit.~~

* OF THE PREMISES AS A RESIDENTIAL CONDOMINIUM
WITH DEDICATED PARKING

Chicago Title
19gnw891019rm
1 OF 3

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DATED this 24 day of April, 2019.

Q. Zhang
Qiongyun Zhang

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Qiongyun Zhang**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 24 day of April, 2019.

Mei Hui Lu
Notary Public

NAME AND ADDRESS OF PREPARER:

Law Office of Abid Sabeeh
PO Box 542
Streamwood, IL 60107



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LEGAL DESCRIPTION

Order No.: 19GNW891019RM

For APN/Parcel ID(s): 17-22-307-113-1021 and 17-22-307-113-1070

UNIT 307 AND P-31, IN THE LOFTWORKS ON MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10 AND 11 IN BLOCK 3 IN WILLIAM JONES' ADDITION TO CHICAGO IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO: THE NORTH 55.00 FEET OF THE NORTH 2/3 OF LOT 3 IN BLOCK 14 F ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SOUTH 55.50 FEET OF THE NORTHWEST 213 OF SAID LOT 3 (EXCEPT FROM SAID PREMISES THAT PORTION THEREOF TAKEN AND USED FOR ALLEY) ALL TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART OF SAID TRACT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.60 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.29 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00°-01'-45" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 49.53 FEET, THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. MICHIGAN AVENUE; THENCE NORTH 90°-00'-00" EAST, 12.86 FEET; THENCE NORTH 00°-00'-00" EAST, 1.60 FEET; THENCE SOUTH 90°-00'-00" EAST, 19.18 FEET; THENCE SOUTH 00°-00'-00" WEST, 7.13 FEET; THENCE SOUTH 90°-00'-00" EAST, 17.95 FEET; THENCE SOUTH 00°-00'-00" WEST, 44.0 FEET TO THE SOUTHWEST LINE OF SAID TRACT; THENCE NORTH 90°-00'-00" WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 50.01 FEET TO THE PLACE OF BEGINNING ALSO EXCEPT THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.60 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.29 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT (THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 100); THENCE SOUTH 90°-00'-00" EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 55.51 FEET, THENCE SOUTH 00°-00'-00" WEST, 20.75 FEET, THENCE NORTH 90°-00'-00" WEST, 17.12 FEET; THENCE SOUTH 00°-00'-00" WEST, 8.60 FEET; THENCE NORTH 90°-00'-00" WEST, 4.17 FEET; THENCE SOUTH 00°-00'-00" WEST, 21.36 FEET; THENCE NORTH 90°-00'-00" WEST, 14.37 FEET; THENCE NORTH 00°-00'-00" EAST, 1.45 FEET; THENCE NORTH 90°-00'-00" WEST, 19.88 FEET TO THE WEST LINE OF SAID TRACT (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF SOUTH MICHIGAN AVENUE, THENCE NORTH 00°-01'-45" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 4926 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0536345141, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.