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THIS DOCUMENT WAS
PREPARED BY:

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Doc#: 1929017090 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/17/2019 12:25 PM Pg: 1 of 4

Dec ID 20191001612145
ST/CO Stamp 1-135-660-640 ST Tax \$440.00 CO Tax \$220.00
City Stamp 0-425-637-472 City Tax: \$4,620.00

AFTER RECORDING, RETURN TO:

Christina Perez
11 S. Dunbar Ave.
Arking on Heights, IL 60605

WARRANTY DEED

Stc01146-651286E
To #2

THIS INDENTURE is made as of this 23 day of September, 2019 by and between **Melissa Powell** of the city of Chicago, State of Illinois (the "Grantor"), and **Hao Liu** of the city of Chicago, State of Illinois (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		15-Oct-2019
	COUNTY:	220.00
	ILLINOIS:	440.00
	TOTAL:	660.00
17-10-206-035-1406 20191001612145 1-135-660-640		

Send Subsequent Tax Bills To:

Hao Liu
600 North Fairbanks Court, #3603
Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		08-Oct-2019
	CHICAGO:	3,300.00
	CTA:	1,320.00
	TOTAL:	4,620.00 *
17-10-206-035-1406 20191001612145 0-425-637-472		

* Total does not include any applicable penalty or interest due

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EXHIBIT A

Legal Description

UNIT 3603 AND PARKING SPACE P5-15 IN THE 600 NORTH FAIRBANKS CONDOMINIUM, A CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF PLUS 246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION PLUS 97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION PLUS 246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF PLUS 246.73 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF PLUS 354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF PLUS 354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS. AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS: 17-10-206-035-1406; 17-10-206-035-1149

COMMON ADDRESS: 600 North Fairbanks Court, #3603, Chicago, Illinois 60611

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2019 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0730615045, as amended from time to time
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Acts done by or suffered through Buyer.
5. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

Property of Cook County Clerk's Office