

UNOFFICIAL COPY

Doc#: 2001308276 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/13/2020 12:50 PM Pg: 1 of 3

Dec ID 20200101685117
ST/CO Stamp 1-475-706-208 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-129-631-072 City Tax: \$3,150.00

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

PT 17-57183 012

THE GRANTOR(S), MC East Randolph 1206 LLC, a Florida limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Kan Fang and Yiben Jin, husband and wife, ~~in tenancy by the entirety~~, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit: *as joint tenants*

See attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights, if any, ~~Any confirmed special tax or assessment~~, General taxes for the 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2019, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property

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

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SELLER

Permanent Real Estate Index Number(s): 17-10-305-011-1022
Address(es) of Real Estate: 8 E. Randolph Street, Unit 1206, Chicago, IL 60601

Dated this 03 day of January, 2020

[Signature]

Raul Marcelo Claire, Manager
MC South Federal 701 LLC

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STATE OF FL, COUNTY OF Miami Dade ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Raul Marcelo Claire, 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 03 day of January, 20 20



LYLA RODRIGUEZ
Commission # GG 226081
Expires June 17, 2022
Bonded Three Thousand Dollars

Lyla Rodriguez

(Notary Public)

Prepared by:

Rachell M. Horbenko
The Law Office of Rachell M. Horbenko
301 Greenview Drive
Crystal Lake, IL 60014

Mail to: *Michael Freeman*
PO Box 1183
Whetia, Illinois 60090
Name and Address of Taxpayer:

Kan Fang & Yiben Jin
931 W. College Pl W
Chicago, Illinois 60608

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EXHIBIT 'A' / LEGAL DESCRIPTION

Parcel 1:

Unit 1206 together with the exclusive right to use Storage Space S22, a limited common element, in The Residences at the Joffrey Tower Condominium, as delineated on the plat of survey of that part of the following described parcels of real estate:

Lots 25 to 31, inclusive, in Block 9 in Fort Dearborn Addition to Chicago in South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit C to the Declaration of Condominium recorded January 28, 2008 as document number 0802803105, and as may be further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the State Randolph Development, recorded October 19, 2007 as document number 0729260064 for support, ingress and egress, maintenance, utilities, encroachments, elevators and facilities, over the land described therein and as more particularly described and defined therein.

Parcel ID: 17-10-305-011-1022