

UNOFFICIAL COPY

WARRANTY DEED

MINGHUAN

THIS AGREEMENT, made the 12th day of March, 2020 between JEFFREY L. RANDALL, as "Grantor", and MINGHUAUN JONATHAN JONG whose address is 838 North Racine, Unit 302, Chicago, Illinois 6064 as "Grantee".

Doc#: 2017557107 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/23/2020 08:32 AM Pg: 1 of 3

Dec ID 20200501685284
ST/CO Stamp 1-246-010-592 ST Tax \$475.00 CO Tax \$237.50
City Stamp 0-227-257-568 City Tax: \$5,340.19

WITNESSETH: The Grantor in consideration of the sum of Ten and no/100 (\$10.00) dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and WARRANT unto the Grantee, in fee simple, the real estate, situated in City of Chicago, the County of Cook State of Illinois, legally described on Exhibit "A" attached hereto and by this reference incorporated herein. Permanent Real Estate Index Number: 17-02-121-045-10020. Address of real estate: 1506 W. Grand Ave., Apt. 1W, Chicago, IL 60612 17-08-121-045-1002

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

Subject, however, to the general taxes for the year of 2019 and thereafter, terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and by-laws for 1506 West Grand Condominium Association recorded August 23, 2004 as document number 0423610000, applicable zoning laws, ordinances, regulations or subdivision indentures.

Grantor also hereby grants to Grantee and its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration.

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set his hand this 8th day of February, 2018.

Handwritten signature of Jeffrey L. Randall over a horizontal line.

Jeffrey L. Randall

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Sharon Katz a Notary Public in and for said County, in the State aforesaid, do hereby certify that JEFFREY L. RANDALL, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10th day of March, 2020.



20000 30077 10f2

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**THIS INSTRUMENT WAS PREPARED BY:**

Benjamin J. Randall, Esq.  
Randall & Kenig LLP  
455 North Cityfront Plaza Drive  
NBC Tower  
Suite 2510  
Chicago, Illinois 60611

**AFTER RECORDING RETURN TO:**

*MINGHUAN*  
MINGHAUN JONATHAN JONG  
1506 W. Grand Ave.  
Apt. 1W  
Chicago, IL 60642

*MINGHUAN*

**SEND SUBSEQUENT TAX BILLS TO:**

MINGHAUN JONATHAN JONG  
1506 W. Grand Ave.  
Apt. 1W  
Chicago, IL 60642

**REAL ESTATE TRANSFER TAX** 21-May-2020



CHICAGO: 3,562.50  
CTA: 1,425.00  
TOTAL: 4,987.50 \*

17-08-121-045-1002 | 20200501685284 | 0-227-257-568

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX** 21-May-2020



COUNTY: 737.50  
ILLINOIS: 475.00  
TOTAL: 1,212.50

17-08-121-045-1002 | 20200501685284 | 1-246-010-592

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1

UNIT 1W IN THE 1506 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 2.50 FEET OF LOT 33, LOT 34 AND THE WEST 23.75 FEET OF LOT 35 IN BLOCK 15 IN BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0423610000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7 AND STORAGE SPACE S-2 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0423610000.

Permanent Index Number(s): 17-<sup>08</sup>~~02~~-121-045-1002

Property Address: 1506 W. Grand Ave., Apt. 1W, Chicago, IL 60642