

UNOFFICIAL COPY

After recording + taxes

MAIL TO: YI WU
1620 S Michigan
#722
Chicago IL 60616

Doc#: 2019917137 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/17/2020 12:28 PM Pg: 1 of 2

Dec ID 20200401665445
ST/CO Stamp 0-630-455-520 ST Tax \$306.00 CO Tax \$153.00
City Stamp 1-320-410-336 City Tax: \$3,213.00

LN 20022034 10f2

WARRANTY DEED

The Grantor, Steven Tabak, a single man, of the County of Cook, and the State of Illinois, for and in consideration of TEN AND 10/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Yi Wu and Shuigen Wu to hold as Joint Tenants of the City of Henderson and State of Kentucky the following described real estate in the City of Chicago, County of Cook and the State of Illinois, to wit:
*married

LEGAL:

UNIT 722 AND P-189 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS DOCUMENT WAS PREPARED BY KEITH FENCEROY, ESQ., FENCEROY LAW
3047 N LINCOLN AVE, 400, CHICAGO, IL 60657

Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603

REAL ESTATE TRANSFER TAX		02-Jun-2020	
COUNTY:	153.00		
ILLINOIS:	306.00		
TOTAL:	459.00		

17-22-301-065-1126 | 20200401665445 | 0-630-455-520

REAL ESTATE TRANSFER TAX		02-Jun-2020	
CHICAGO:	2,295.00		
CTA:	918.00		
TOTAL:	3,213.00 *		

17-22-301-065-1126 | 20200401665445 | 1-320-410-336
* Total does not include any applicable penalty or interest due.

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PARCEL 6: THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7: THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #: 17-22-301-065-1126 **PARKING PIN 17-22-301-065-1436**
Property Address: 1620 S. Michigan Ave Unit 722, Chicago, IL 60616

**and P-189*

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

Grantor does for the Grantor and the Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantees that Grantor lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Dated this 27 day of April, 2020



Steven Tabak

State of Illinois)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Steven Tabak, 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 acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this day of April 27, 2020



NOTARY PUBLIC



THIS DOCUMENT WAS PREPARED BY KEITH FENCEROY, ESQ., FENCEROY LAW
3047 N LINCOLN AVE, 400, CHICAGO, IL 60657

"This is an original document"

State of Illinois County of Cook
This instrument was acknowledged before me on 4/27/2020 (Dated by)
STEVEN TABAK

