

UNOFFICIAL COPY

ILLINOIS WARRANTY DEED

PURSUANT §765 ILCS 5/9 CONVEYANCES ACT



Doc# 2027447042 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/30/2020 11:13 AM PG: 1 OF 4

PROPERTY IDENTIFICATION NUMBER:

17-10-208-020-1161

COMMONLY REFERRED TO ADDRESS:

600 N. LAKE SHORE DR., UNIT 507

CHICAGO, IL 60611

NORTH CHICAGO TOWNSHIP

ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT

NOW COMES THE GRANTOR:

GRANTOR (A): MRS. SHU-JY M. HSUEH (a MARRIED WOMAN)

of 3351 LONE PINE ROAD, IN WEST BLOOMFIELD, MI 48323, OAKLAND COUNTY

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 14th DAY OF AUGUST IN THE YEAR 2020 to the following GRANTEES for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE (A): MR. KENG D. HSUEH\* (A MARRIED MAN)

GRANTEE (B): MRS. PHILIS H. CHIAO\*\* (A DIVORCED WOMAN)

OF \* 3351 LONE PINE ROAD, IN WEST BLOOMFIELD, MI 48323, OAKLAND COUNTY

OF \*\* 33 MAJORE APPLEBY ROAD, IN ARDSLEY, NY 10502, WEST CHESTER COUNTY

AS JOINT TENANTS (NOT TENANTS IN COMMON OR TENANTS IN THE ENTIRETY)

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 600 N. LAKE SHORE DR., CHICAGO, IL. 60611

PROPERTY INDEX NUMBERS: 17-10-208-020-1161 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473



THE LAW OFFICES OF  
MARIO A. REED  
*The Education Esquire*

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**ILLINOIS WARRANTY DEED PURSUANT TO 5/765 ILCS 5/9 CONVEYANCES ACT PAGE 2**

FURTHERMORE, THIS WARRANTY DEED CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MRS. SHU-JY M. HSUEH WHICH WAS OBTAINED BY THE WARRANTY DEED WHICH WAS EXECUTED ON JUNE 5TH, 2008 AND RECORDED ON JUNE 13TH, 2008 with the COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER: 0816505258.

Finally, the GRANTOR: MRS. SHU-JY M. HSUEH (a MARRIED WOMAN) does now hereby WAIVE & RELEASE ALL RIGHTS and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, MR. KENG D. HSUEH (A MARRIED MAN) and MS. PHILIS H. CHIAO (A DIVORCED WOMAN) NOW OWNERS OF 600 N. LAKE SHORE DR., IN CHICAGO, ILLINOIS 60611 in FEE SIMPLE, NOT AS TENANTS IN COMMON OR TENANTS BY THE ENTIRETY, BUT AS JOINT TENANTS.

GRANTOR: MRS. SHU-JY M. HSUEH - OWNER OF RECORD

8/14/2020

DATE SIGNED ABOVE

**NOTARY VERIFICATION SECTION**

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF Oakland )



**THE LAW OFFICES OF MARIO A. REED**  
*The Education Esquire*

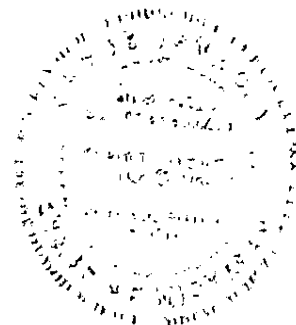
www.lawofficesofmarioareed.com

I, Jacob Ignacio A NOTARY PUBLIC in the STATE OF MICHIGAN and the COUNTY OF Oakland do hereby swear and affirm that MS. SHU-JY M. HSUEH appeared before me on the below listed date and affixed her signature to the foregoing WARRANTY DEED under her own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP OR SEAL BELOW:**

REAL ESTATE TRANSFER TAX		30-Sep-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-10-208-020-1161	20200901601291	1-472-910-816

**JACOB IGNACIO**  
 NOTARY PUBLIC - STATE OF MICHIGAN  
 COUNTY OF OAKLAND  
 My Commission Expires January 23, 2026  
 Acting in the County of Oakland



8/14/2020

**SIGNATURE & DATE NOTARIZED ABOVE:**

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ILLINOIS WARRANTY DEED PURSUANT TO §765 ILCS 5/9 CONVEYANCES ACT PAGE 3


**ATTACHED LEGAL DESCRIPTION**

UNIT 507 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-725 AND STORAGE LOCKER SL-507 BOTH LIMITED COMMON ELEMENTS IN 600 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE.

THAT PART OF LOTS 17 AND 28 (EXCEPT THAT PART OF LOT 28 TAKEN IN CONDEMNATION CASE 82L111163) IN BLOCK 31 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PARTS OF BLOCKS 20, 31, AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727515047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**ILLINOIS, COOK COUNTY & CITY OF CHICAGO MUNICIPAL TRANSFER TAX STAMPS**

REAL ESTATE TRANSFER TAX	21-Sep-2020
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-10-208-020-1161 | 20200901601291 | 1-116-349-920

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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

**GRANTOR SECTION: MRS. SHU-JY M. HSUEH**

The GRANTOR, MRS. SHU-JY M. HSUEH now affirms that to the best of his knowledge, the GRANTEES, MR. KENG D. HSUEH and MS. PHILIS H. CHIAO shown on the foregoing WARRANTY DEED are authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.



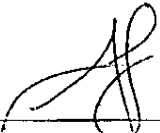
GRANTOR SIGNATURE ABOVE: MRS. SHU-JY M. HSUEH

8/14/2020

DATE SIGNED ABOVE:

**GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

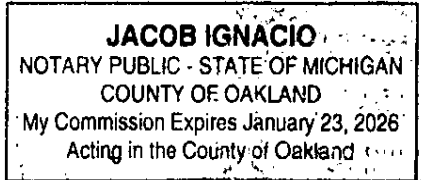
I, Jacob Ignacio A NOTARY PUBLIC in the STATE OF MICHIGAN, do hereby now swear and affirm that MRS. SHU-JY M. HSUEH did appear before me on the ABOVE-REFERENCED DATE, and affixed his signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.



NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



**GRANTEE SECTION: MR. KENG D. HSUEH AND MS. PHILIS H. CHIAO**

THE GRANTEES, MR. KENG D. HSUEH and MS. PHILIS H. CHIAO do now hereby swear that to the best of their knowledge the GRANTEES, MR. KENG D. HSUEH (a MARRIED MAN) and MS. PHILIS H. CHIAO (a DIVORCED WOMAN) shown on the foregoing WARRANTY DEED are authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.



GRANTEE SIGNATURE ABOVE: MR. KENG D. HSUEH

8-14-2020

DATE SIGNED ABOVE:

**GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF MICHIGAN**

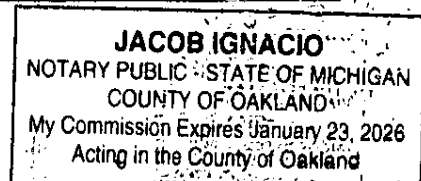
I, Jacob Ignacio THE BELOW SIGNING NOTARY PUBLIC in the STATE OF MICHIGAN, do hereby now swear and affirm that MR. KENG D. HSUEH and MS. PHILIS H. CHIAO did appear before me on the ABOVE-REFERENCED DATE, and affixed their respective signatures to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.



NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



**CRIMINAL LIABILITY NOTICE:**

PURSUANT TO §55 ILCS 5/3-5020(b)(2), ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE, AND A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE QUITCLAIM DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.