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Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

JO SA 4855152 LP
1 all CUB



20282341000

Doc# 20282341000 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 02:45 PM PG: 1 OF 3

THE GRANTOR(S), **JPC HOLDINGS, LLC**, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, **RUI WEN ZHAI**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


Legal Description attached as Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by governing law, installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs, and general real estate taxes not yet due and payable as of September 14, 2020.

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



Permanent Real Estate Index Numbers: 17-10-222-007-1884; 17-10-222-007-1834

Address of Real Estate: 474 N. Lake Shore Drive, Unit 4806, and PS335, Chicago, IL 60611

REAL ESTATE TRANSFER TAX		14-Sep-2020
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50*

17-10-222-007-1884 | 20200901694647 | 1-773-042-144

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

REAL ESTATE TRANSFER TAX		14-Sep-2020
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

17-10-222-007-1884 | 20200901694647 | 0-109-091-296

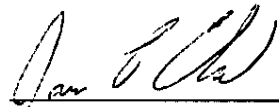
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Dated this 14th day of September, 2020.

JPC Holdings, LLC, an Illinois limited liability company

By: 
James P. Cloud, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that **James P. Cloud, Manager of JPC Holdings, LLC, an Illinois limited liability company**, 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of September, 2020.



 (Notary Public)

Prepared By:
Mark C. Gorham
Richman, Goldberg & Gorham, LLC
55 East Monroe Street, Suite 3900
Chicago, IL 60603

After Recording Mail To:
William D. Iversen, Esq.
Iversen Law
119 S. Emerson, #262
Mount Prospect, IL 60056

Send Subsequent Tax Bills to:
Rui Wen Zhai
474 N. Lake Shore Drive
#4806
Chicago, IL 60611

Proprietor's Copy Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 4806 TOGETHER WITH PARKING SPACE PS335 IN 474 NORTH LAKE SHORE DRIVE A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN BLOCK 5 IN CITY FROM CENTER AND PART OF THE OGDEN SLIP LYING SOUTHERLY OF AND ADJOINING SAID LOT 2, BEING A PART OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 10, 2005 AS DOCUMENT NO. 0531422075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY FIRST AMENDMENT TO GRANT AND DECLARATION OF NON-EXCLUSIVE EASEMENT FROM CHICAGO DOCK AND CANAL TRUST TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1986 AND KNOWN AS TRUST NUMBER 67050 DATED SEPTEMBER 30, 1986 AND RECORDED SEPTEMBER 30, 1986 AS DOCUMENT 86446718 AND AS AMENDED BY FIRST AMENDMENT RECORDED JULY 13, 1988 AS DOCUMENT 88312033 FOR INGRESS AND EGRESS AND NAVIGATIONAL PURPOSES.