

# UNOFFICIAL COPY

## WARRANTY DEED

Mail To:

Michael Freeman, Ltd  
P.O. Box 1183  
Wheeling, IL 60090

Send Subsequent Tax Bills To:

Defeng Lu  
15915 Viewfield Rd  
Monte Sereno, CA 95030

Doc#: 2031306088 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/10/2020 11:47 AM Pg: 1 of 3

Dec ID 20201001619298  
ST/CO Stamp 0-289-304-032 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 0-613-903-840 City Tax: \$2,100.00

Above Space for Recorder's Use Only

**THE GRANTORS, XIAO ZUO AND QING WANG (a/k/a QING YU WANG)**, husband and wife, of 299 Lexington Ct, Schaumburg, IL 60173, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO THE GRANTEES, DEFENG LU AND XIAOXIA JIN, AS TRUSTEES OF THE 2019 LU AND JIN REVOCABLE TRUST DATED AUGUST 14, 2019, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description is attached as Exhibit A

Property Index Number: 17-10-122-025-1149

Property Address: 535 N. Michigan Ave., # 1205, Chicago, IL 60610

Subject to: general real estate taxes not due and payable as of the date of this Warranty Deed and covenants, conditions and restrictions of record; building lines and easements for public utilities.

HEREBY WAIVING AND RELEASING ANY AND ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS

TO HAVE AND TO HOLD said premises forever.

Dated: this 2 day of OCT, 2020.

  
\_\_\_\_\_  
XIAO ZUO

  
\_\_\_\_\_  
QING WANG (aka QING YU WANG)

**Chicago Title 20GSA968039LP 1 OF 1 ASV**

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State of Illinois )  
 ) SS  
County of Cook )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT XIAO ZUO and QING WANG (aka QING YU WANG), personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of October, 2020  
Commission expires 6/12/2023 Notary Public [Signature]

This instrument was prepared by: May Y. Hao, MayGlobe Law Firm, 401 N. Michigan Avenue, Suite 1200, Chicago, IL 60611.

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## Exhibit A: Legal Description

### PARCEL 'A':

UNIT 1205 IN 535 N. MICHIGAN AVE. CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY (COLLECTIVELY REFERRED TO AS "PARCEL"):

### PARCEL 1:

LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 FEET OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT NUMBER 18318484, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NUMBER LR 3137574 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

### PARCEL 'B':

EASEMENT FOR THE BENEFIT OF PARCEL 'A' FOR INGRESS, EGRESS AND SUPPORT AS DISCLOSED BY HE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT 25298696 AND FILED AS DOCUMENT LR 3138565 AND AS CREATED BY DEED RECORDED AS DOCUMENT 25756275 AND FILED AS DOCUMENT LR 3200435