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20032431SK
a/z
WARRANTY

DEED

Doc#: 2033904101 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2020 11:39 AM Pg: 1 of 4

Dec ID 20201101652984
ST/CO Stamp 2-040-703-968 ST Tax \$400.00 CO Tax \$200.00
City Stamp 0-966-962-144 City Tax: \$4,200.00

THIS AGREEMENT, made this 7th day of

November, 2020, between Richard Chang,

of the City of Chicago in the County of Cook,

and State of Illinois, party of the first part,

and Ashley Staker and Robert Gregory,

#1902
600 N. Dearborn St., Chicago, Illinois,

parties of the second part,

WITNESSETH, That the party of the first part,

for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) in hand paid, conveys

and warrants to the parties of the second part, not as tenants in common, but as joint tenants with right of survivorship, the following described Real Estate, to wit:

LEGAL DESCRIPTION ATTACHED

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not in tenancy in common, but in joint tenancy.

Permanent Real Estate Index Number(s): 17-04-300-047-1037 and 17-04-300-047-1446

Address of Real Estate: 900 N. Kingsbury St, #741 and Parking Space P-208, Chicago, IL 60613

IN WITNESS WHEREOF, the party of the first part has hereunto has set his hand and seal the

day and year first above written.

Richard Chang, by James B. Elsberg
Richard Chang *order Power of Attorney*

4 MAIL TO!

This instrument was prepared by L.B. Elsberg, 2334 Auburn Lane, Northbrook, IL 60062

Send subsequent tax bills to: Ashley Staker & Robert Gregory
900 N. Kingsbury # 741, Chicago IL 60613

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Legal description for 900 N. Kingsbury St., #741, Chicago, IL 60613:

UNIT NO. 741, PARKING UNIT NO. P-208, IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST ½ OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT NO. 0020733519, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 84, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0020733519.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT DATED OCTOBER 09, 2002 AND RECORDED OCTOBER 15, 2002 AS DOCUMENT 21123849 FOR THE FOLLOWING PURPOSES:

- (A) INGRESS AND EGRESS AND USE
- (B) STRUCTURAL SUPPORT
- (C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- (D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- (E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- (F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS

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(G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION

(H) UTILITIES

(I) PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING

(J) EXTERIOR MAINTENANCE

(K) EXTERIOR SIGN AGE

(L) DUMPSTERS

(M) OWNED FACILITIES

(N) SHARED FACILITIES AND

(O) OVERHANGING BALCONIES;

OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.