

# UNOFFICIAL COPY



\*20359130530\*

Doc# 2035913053 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/24/2020 11:24 AM PG: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Rongbai Xue  
Unit 303, Building #11-1  
Chaobei 8080, Yongshun Zhen  
Tongzhou District  
Beijing, China. 101100

(The Above Space for Recorder's Use Only)

THE GRANTOR Rongbai Xue, a single person, of Unit 303, Building #11-1, Chaobei 8080, Yongshun Zhen, Tongzhou District, Beijing, China, 101100 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Xue Han, a single person, of 801 S Plymouth Court, Apt. 1112, Chicago, IL 60605, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-34-102-051-1100

Property Address: 108 E. 32nd Street, Chicago, IL 60616

This is not Homestead property as to the Grantor.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 25 day of Oct, 2020.

Rongbai Xue  
Rongbai Xue

Old Republic Title  
1501 Southwest Highway  
Oak Lawn, IL 60453

20224286 1/2

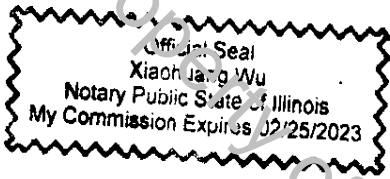
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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF *Cook* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rongbai Xue 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, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of Oct, 2020.



*Xiaohong Wu*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Jeff Wang  
Wang & Associates, P.C.  
75 Executive Drive, Suite 106  
Aurora, IL 60504

REAL ESTATE TRANSFER TAX		03-Nov-2020
CHICAGO:		2,287.50
CTA:		915.00
<b>TOTAL:</b>		<b>3,202.50 *</b>

17-34-102-051-1100 | 20201001644624 | 1-237-578-720  
\* Total does not include any applicable penalty or interest due.

MAIL TO:

Alfred Dynia Associates LLC  
710 W Higgins, Suite 103  
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Xue Han  
108 E. 32nd Street  
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		03-Nov-2020
COUNTY:		152.50
ILLINOIS:		305.00
<b>TOTAL:</b>		<b>457.50</b>

17-34-102-051-1100 | 20201001644624 | 0-939-035-616

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1 :

UNIT NO. 108 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED DECEMBER 7, 1999, WHICH LEASE WAS RECORDED FEBRUARY 29, 2000 AS DOCUMENT 00147967, AND ASSIGNMENT THERETO RECORDED AUGUST 14, 2001 AS DOCUMENT NUMBER 0010745944, WHICH LEASE DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLESWALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010205852, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-33, P-34 AND PATIO LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.