## UNOFFICIAL CO

P120-66880

MAIL RECORED DEED TO:

Dennis W. Thorn 180 N. Michigan Ave. Suite #2105 Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Feiyang Liu and Zhengzhao Pei 1740 N. Larrabee St. Chicago, IL 60614

PREPARED BY:

Clarissa Cutler The Law Offices of Clarissa Cutler 155 North Michigan Ave. Suite #500 Chicago, IL 60601

Doc#. 2103307366 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/02/2021 01:42 PM Pg: 1 of 3

Dec ID 20201201694467

ST/CO Stamp 0-800-301-024 ST Tax \$816.00 CO Tax \$408.00

City Stamp 1-030-406-112 City Tax: \$8,568.00

WARRANTY DEED The Grantors, Sylvain Chambat and A cele Chambat, husband and wife, of 1740 N. Larrabee St., Chicago, IL 60614 County of Cook, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to Feiyang Liu and Zhengzhao Pei, As 7500075 BY THE ENTINETY AND NOTAS JOINT TEMPORES ONTERMIT IN COMMON (the "Grantees,") its heirs and assigns forever, the following described Real Estate (the "Property") situated in the County of COOK in the State of ILLINOIS, to wit: Clort's Office

#### SEE EXHIBIT A

Property Address:

1740 N. Larrabee Street, Chicago, IL 60614

Permanent Index Number (PIN):

14-33-303-132-1001

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

# **UNOFFICIAL COPY**

By: Sylvain Chambat	Dated this 23 day of December, 2020
State of / C ) SS County of Courty o	
County of Coste )	
I, the undersigned, a Notary Public in and Sylvain Chambat, personally known to me to	for said County in the State aforesaid, CERTIFY that be the same person whose name is subscribed to the
foregoing instrument, appeared before me this d	ay in person, and acknowledged that he signed, sealed tary act, for the uses and purposes therein set forth.
Given under my hand and notarial seal this $25$ da	ay of <u>DAC Fasor</u> , 2020.
12P. 1	The state of the s
Notary Public	JOHN P GANNON Official Sent Notary Public – State of Blidgs 5
<b>T</b>	My Commission Expires 107 13 7027
By: Alaubat	Dated this 23 day of December, 2020
Axelle Chambat	Dated this day of
	C
State of 16 )	C/O/H,
State of() ) SS County of(_ook)	16
· <del>· · · ·</del>	0.

I, the undersigned, a Notary Public in and for said County in the State afore aid. CERTIFY that Axelle Chambat, personally known to me to be the same person whose name is substribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set first.

Given under my hand and notarial seal this 23 day of Dric sensur, 2020.

Notary Public

JOHN P GANNON
Official Seal
Notary Public — School Hools
My Commission Express 159-14

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### **EXHIBIT 'A'**

### Parcel 1:

Unit 1 in the Larrabee Court Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel):

Certain lots and parts of lots in Ram and others Subdivision, Count Clerk's Division, Mueller's Subdivision, Assessor's Division and Boettcher's Subdivision of parts, of Lots 9 through 16, both inclusive, in Block 2 in Sheffield's Addition to Chicago in the West 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian;

Which survey is attached as Exhibit 'A' to Declaration of Condominium made by American National Bank Trust Company of Chicago, as Trustee under trust agreement dated December 22,1972 and known as trust number 77406, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 24146726, together with its undivided percentage interest in said Parcel (excepting from said parcel, the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

### Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1, as created by Deed from Larrabee Court Associates to American National Bank andff ijist Company of Chicago, as Trustee under trust agreement dated December 22,1972 and known s trust numbe: 77406, recorded January 4, 1973 as document 22176471 for Ingress and Egress of pf [erspms and motor vehicles and the right to construct, pave and maintain a driveway over and through the land as described in said dead, aforesaid, all in Cook County, Illinois. County Clark's Office

Parcel ID(s): 14-33-303-132-1001