

UNOFFICIAL COPY

PT20-66880
142

Doc#: 2103307366 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 01:42 PM Pg: 1 of 3

MAIL RECORDED DEED TO:

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

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

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

WARRANTY DEED

The Grantors, Sylvain Chambat and Acele 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 TENANTS BY THE ENTIRETY AND NOT AS JOINT TENANTS OR TENANTS 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:

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

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 and Trust Company of Chicago, as Trustee under trust agreement dated December 22, 1972 and known as trust number 77406, recorded January 4, 1973 as document 22176471 for Ingress and Egress of persons and motor vehicles and the right to construct, pave and maintain a driveway over and through the land as described in said deed, aforesaid, all in Cook County, Illinois.

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