

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 2108906153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/30/2021 11:18 AM Pg: 1 of 3

Dec ID 20210301661845
ST/CO Stamp 0-302-449-168 ST Tax \$507.00 CO Tax \$253.50
City Stamp 1-041-238-544 City Tax: \$5,323.50

FIRST AMERICAN TITLE
FILE # AF1004436

Preparer File: AF1004436
FATIC No.: AF1004436

THE GRANTOR(S) Eric Chun and Julia Dorneanu, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bryce D. Hoffman and Noe Gamon Hoffman, ~~husband and wife~~, not as Joint Tenants nor as Tenants in Common, but as Tenants by the Entirety, 5139 N. Broadway, Unit #207, of the City of Chicago, State of Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* A Married Couple 
See Exhibit "A" attached hereto and made a part hereof

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14331090561004

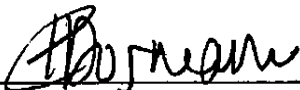
14331090561023

Address(es) of Real Estate: 2230 N. Lincoln Avenue, Unit #204
Chicago, Illinois 60614

Dated this 11th day of March, 20 21



Eric Chun



Julia Dorneanu



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric Chun and Iulia Dorneanu, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 11th day of March, 20 21.



[Signature]

Notary Public

Prepared by:
Corral, Kearney & Cho, LLP
233 S. Wacker Drive Suite 8400
Chicago, IL 60606

Mail to:
~~Kelli A. Fogarty
Fogarty & Fugate LLC
1680 N. Ada Street
Chicago, IL 60642~~

MAIL DEED TO:

Name and Address of Taxpayer: *Grantee's Address*
Bryce D. Hoffman
2230 N. Lincoln Avenue
Unit #204
Chicago, IL 60614

Notary Public of Cook County Clerk's Office



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Exhibit "A" – Legal Description

UNIT 204 AND PARKING SPACE P-4 IN EMERALD CITY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 8, 9 AND 10 IN S.S. SMITH'S SUBDIVISION OF THE EAST ½ OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH ½ AND THE NORTH ½ OF THE SOUTHEAST ¼ AND EAST ½ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 21 IN WILSON'S SUBDIVISION OF THE WEST ½ OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (EXCEPT THEREFROM THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.20 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 10; THENCE SOUTH 45 DEGREES 06 MINUTES 49 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 10 FOR A DISTANCE OF 20.23 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 45 SECONDS WEST 41.29 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 15 SECONDS WEST 3.38 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 45 SECONDS WEST 19.40 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS EAST 7.58 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 45 SECONDS EAST 1.03 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS EAST 15.86 FEET TO THE NORTHEASTERLY LINE OF SAID LOTS; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF SAID LOT 59.64 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 1997 AS DOCUMENT NUMBER 97925041 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

