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216NW048194SK

Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY

Doc# 2110642309 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/16/2021 04:11 PM Pg: 1 of 5

Dec ID 20210401693090
ST/CO Stamp 0-048-085-520 ST Tax \$130.00 CO Tax \$65.00
City Stamp 0-529-073-680 City Tax: \$1,365.00

THE GRANTOR(s), Ronald J. Chiu, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Warrant to Raymond Chang, all right, title and interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

PARCEL 1:

UNIT 1309 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

OF 233 E. EUNE, #1309 Chicago IL
Cocoll

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 117.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.

to hold in FEE SIMPLE ABSOLUTE, hereby waiving all rights, homestead rights and claims thereto.


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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.

Permanent Real Estate Index Number(s): 17-10-203-027-1049
Address of Real Estate: 233 E. Erie St., Unit 1309, Chicago, IL 60611

Dated: April, 5th, 2021



(SEAL)

Ronald J. Chiu,

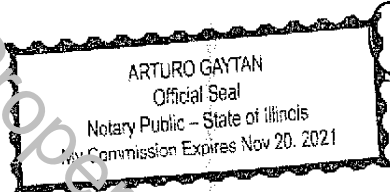
Property of Cook County Clerk's Office

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STATE OF IL)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RONALD S. CHIU, on behalf of Ronald J. Chiu, known to me to be the same person whose name is subscribed to the foregoing instrument by presentation of identification that sufficiently establishes their identity, 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 on April, 05, 2021.



[Handwritten Signature] (Notary Public)

Prepared By: Ira Piltz
8170 McCormick Blvd, Suite 116
Skokie, IL 60076

Mail To/Name & Address of Taxpayers:
Raymond Chang
562 Aria Drive
Brea, CA 92821

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1309 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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Address of Real Estate: 233 E. Erie St., Unit 1309, Chicago, IL 60611

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INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of IL
County of LANCE } ss.

On this the 05th day of APRIL, 2021, before me,
Day Month Year

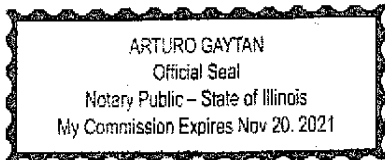
Arturo Gaytan, the undersigned Notary Public,
Name of Notary Public

personally appeared Ronald S. Chu
Name(s) of Signer(s)

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal/Stamp Above

[Signature]
Signature of Notary Public

NOV 20, 2021
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CHICAGO TITLE INSURANCE COMPANY / STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOANS POLICIES

Document Date: APRIL 5, 2021 Number of Pages: 1

Signer(s) Other Than Named Above: N/A