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2112016016D

WARRANTY DEED

Doc# 2112016016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 11:04 AM PG: 1 OF 3

Mail To:

Michael Freeman, Ltd
P.O. Box 1183
Wheeling, IL 60090

Send Subsequent Tax Bills To:

Defeng Lu
15915 Viewfield Rd
Monte Sereno, CA 95030

Chicago Title

Above Space for Recorder's Use Only

AG SA 968047LP k

THE GRANTORS, XIAO ZUO AND QING WANG (a/k/a QING YU WANG), husband and wife, of 299 Lexington Ct, Schaumburg, IL 60173, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO THE GRANTEES, **DEFENG LU AND XIAOXIA JIN, AS TRUSTEES OF THE 2019 LU AND JIN REVOCABLE TRUST DATED AUGUST 14, 2019,** the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal Description is attached as Exhibit A

Property Index Number: 17-10-122-025-1121

Property Address: 535 N. Michigan Ave., # 1005, Chicago, IL 60610

Subject to: general real estate taxes not due and payable as of the date of this Warranty Deed and covenants, conditions and restrictions of record; building lines and easements for public utilities.

HEREBY WAIVING AND RELEASING ANY AND ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS

TO HAVE AND TO HOLD said premises forever.

Dated: this 17 day of March 2021.

XIAO ZUO

QING YU WANG

REAL ESTATE TRANSFER TAX		24-Mar-2021
	CHICAGO:	1,462.50
	CTA:	585.00
	TOTAL:	2,047.50

17-10-122-025-1121 | 20210301670971 | 1-664-457-232

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX		24-Mar-2021
	COUNTY:	97.50
	ILLINOIS:	195.00
	TOTAL:	292.50

17-10-122-025-1121 | 20210301670971 | 0-322-279-952

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Y-1
SC
INT Rv

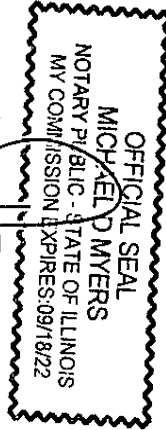
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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **XIAO ZUO** and **QING YU WANG**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of MARCH, 2021

Commission expires 9-19-22 Notary Public [Signature]



This instrument was prepared by: May Y. Hoo, MayGlobe Law Firm, 401 N. Michigan Avenue, Suite 1200, Chicago, IL 60611.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 21GSA968047LP

For APN/Parcel ID(s): 17-10-122-025-1121

PARCEL 1:

UNIT 1009 IN 535 NORTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH HALF OF BLOCK 21 IN KINZIE'S ADDITION TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH HALF AND THE EAST 100 FEET OF THE NORTH HALF OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 FEET OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT 18318484, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25290228 AND FILED AS DOCUMENT NO. LR 3137574 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND SUPPORT AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979, AS DOCUMENT NO. 25298696 AND FILED AS DOCUMENT NO. LR 3139565 AND AS CREATED BY DEED RECORDED AS DOCUMENT 25533243 AND FILED AS DOCUMENT 3171377