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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2116033174 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2021 01:54 PM Pg: 1 of 3

Dec ID 20210501644524
ST/CO Stamp 0-928-053-520 ST Tax \$448.00 CO Tax \$224.00
City Stamp 0-190-317-840 City Tax: \$4,704.00

FIRST AMERICAN TITLE
FILE # AF1009550

10f2

Preparer File: AF1009550
FATIC No.: AF1009550

THE GRANTOR(S) Aaron Claessens and Huang Claessens, of the City of Geneva, County of Kane, State of IL 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 Pai-Yen Chen, an unmarried man, of 555 W Madison Street Apt. 2206 Chicago, IL 60607 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

See Exhibit "A" attached hereto and made a part hereof

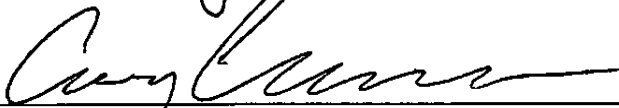
SUBJECT TO: Covenants, conditions and restrictions of record; General taxes for the year 2020 and subsequent years

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): 17171131161055 17171131161166

Address(es) of Real Estate: 1201 West Adams Street #805
Chicago, Illinois 60607

Dated this May day of 19, 2021



Aaron Claessens



Huong Claessens

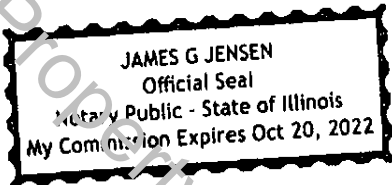


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STATE OF ILLINOIS, COUNTY OF Kane SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Aaron Claessens and Huong Claessens, 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 19 day of May, 2021.



[Signature]
Notary Public

Prepared by:
Law Offices of James Jensen
149 S. Lincolnway Suite 200
Aurora, IL 60542

Mail to:
Pai-Yen Chen
1201 West Adams Street
Chicago, IL 60607

Name and Address of Taxpayer:
Pai-Yen Chen
1201 West Adams Street
Chicago, IL 60607

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

UNIT NUMBERS 805 AND P-88 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020240583; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

