

# UNOFFICIAL COPY

Doc# 2120245099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2021 09:40 AM Pg: 1 of 3

Dec ID 20210601688037  
ST/CO Stamp 0-339-991-824 ST Tax \$440.00 CO Tax \$220.00  
City Stamp 0-205-774-096 City Tax: \$4,620.00

PT21-73695 (114)  
**WARRANTY DEED  
ILLINOIS STATUTORY**

**THE GRANTORS (NAME AND ADDRESS)**

Anuj Aggarwal and Ellen Theresa Landgren  
510 W. Erie Street, Unit 1702  
Chicago, IL 60654

(The Above Space for Recorder's Use Only)

THE GRANTORS Anuj Aggarwal and Ellen Theresa Landgren, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Huaifu Lu and Ryan Lu, a married couple, of Chicago, IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *\* a married man*  
*\*\*\* a Joint Tenants with Rights of Survivorship* *\*\* a married man*

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 17-09-122-010-1094 and 17-09-122-010-1203

Property Address: 510 W. Erie Street, Unit 1702, Chicago, IL 60654

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

**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.

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Dated this 21 day of June, 2021.

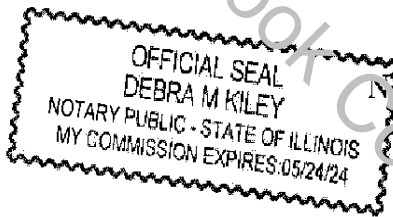
Anuj Aggarwal  
Anuj Aggarwal

Ellen Theresa Landgren  
Ellen Theresa Landgren

STATE OF ILLINOIS )  
  ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anuj Aggarwal and Ellen Theresa Landgren 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 they signed, sealed and delivered in the 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 notarial seal, this 21st day of June, 2021.



Debra M. Kiley  
Notary Public

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law  
3653 W Irving Park Rd  
Chicago, IL 60618

MAIL TO:

~~Paul Youkhana~~  
Ryan Lu & HuaFu Lu  
510 W. Erie Street # 1702  
Chicago, IL 60654

SEND SUBSEQUENT TAX BILLS TO:

Huafu Lu  
510 W. Erie Street, Unit 1702  
Chicago, IL 60654

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## EXHIBIT A LEGAL DESCRIPTION

Unit 1702 and Parking Unit 2-16 in Erie On The Park Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

A portion of Lots 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23, 24, 25, 26 together with part of the vacated 18 foot alley adjoining Said Lots in Block 12 (taken as a tract) in Higgins, Law and Company's Addition to Chicago in the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Note: The North line of said tract is "due East-West" for the following courses:

Beginning at a point in the North line of said Lot 8, said point being 41.38 feet West of the Northeast corner of said Lot 7; thence South 34 degrees 27 minutes 07 seconds East, 73.29 feet to a point in the East line of said Lot 7, said point being 60.44 feet South of the Northeast corner of said Lot 7; thence South 0 degrees 04 minutes East along said East line of Lot 7, 3.41 feet to a point that is 36 feet North of the Southwest corner of said Lot 6; thence

South 33 degrees 44 minutes East, 43.29 feet to the Southeast corner of Lot 6; thence South 40 degrees 29 minutes 40 seconds East, 23.67 feet to a point in the North line of said Lot 24, said point being 56.67 feet West of the Northeast corner of said Lot 26; thence South 34 degrees 27 minutes 07 seconds East 100.34 feet to a point in the East line of said Lot 26, said point being 82.74 feet South of the Northeast corner of said Lot; thence South 0 degrees 04 minutes East on the East line of said Lot 17.11 feet to the Southeast corner thereof; thence due

West on the South line of said tract, 89.35 feet to a point that is 54.65 feet East of the Southwest corner of said Lot 21; thence North 34 degrees 23 minutes West 263.79 feet to a point in the North line of said Lot 12, said point being 1.94 feet East of the Northwest corner of said Lot; thence due East on the North line of said tract, 100.63 feet to the point of beginning, in Cook County, Illinois. Also All that part of Block 12 in Higgins, Law and Company's Addition to Chicago in the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying Westerly of the following described line:

Beginning at a point on the North line of Lot 12, which is 1.94 feet East of the Northwest corner thereof and running thence in a Southeasterly direction to a point in the South line of Lot 23, which is 54.65 feet East of the Southwest corner of Lot 21, and East of a line drawn from a point in the South line of Lot 18 which is 6.80 feet East of the Southwest corner thereof and running thence North along a line forming an angle of 90 degrees 02

minutes measured from east to north, to its intersection with the first above described line, taken as a tract (except therefrom that part lying South of a line drawn at an angle of 89 degrees 38 minutes 20 seconds (measured from North to East) with the West line of said tract, through a point therein 143.20 feet North of the Southwest corner of said tract), in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded July 12, 2002 as document number 0020765722, as amended from time to time, together with its undivided percentage interest in the common elements