

UNOFFICIAL COPY



2120957024D

Doc# 2120957024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2021 03:03 PM PG: 1 OF 2

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s): MICHAEL PATLAJAN, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to THOMAS CHANG, a married man, of Naperville, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See page 2 for legal description attached here and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Taxes for 2020 and subsequent years; Covenants, conditions, and restrictions of record, if any:

Permanent Real Estate Index Number(s): 17-10-203-027-1125

Address(es) of Real Estate: 233 E. Erie Street, Unit 2105
Chicago, IL 60611

The date of his deed of conveyance is 7/23, 2021

MICHAEL PATLAJAN

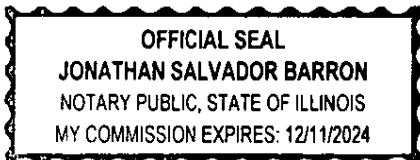
This is not a homestead property

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Patlajan, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

Given under my hand and official seal on 7/23, 2021



(My Commission Expires _____)

Notary Public

Jonathan Salvador Barron

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as:

233 E. Erie Street, Unit 2105, Chicago, IL 60611

Legal Description:

PARCEL 1:

UNIT 2105 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: 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 119.30 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.

This instrument was prepared by: Daniel F. Stern, Esq. 200 S. Wacker Dr., Ste. 625 Chicago, IL 60606	Send subsequent tax bills to: THOMAS CHANG 233 E. Erie St. Unit 2105 Chicago, IL 60611	Recorder-mail recorded document to: <i>Chris Gollander</i> <i>608 S. Washington St #307</i> <i>Naperville, IL 60540</i>
---	---	--

REAL ESTATE TRANSFER TAX

26-Jul-2021



CHICAGO:	1,121.25
CTA:	448.50
TOTAL:	1,569.75 *

17-10-203-027-1125 | 20210701614861 | 0-618-212-112

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

REAL ESTATE TRANSFER TAX

28-Jul-2021



COUNTY:	74.75
ILLINOIS:	149.50
TOTAL:	224.25

17-10-203-027-1125 | 20210701614861 | 0-623-600-400