

UNOFFICIAL COPY

Doc# 2121021379 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 02:29 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Mail To:

Pingchen Huang
700 N Larrabee St
Unit 1712 & GU71
Chicago, IL 60654

Name & Address of Taxpayer:

Ping-Cher Huang

700 N Larrabee St., Unit 1712 & GU71

Chicago, IL 60654

Dec ID 20210701608029
ST/CO Stamp 0-106-769-168 ST Tax \$435.00 CO Tax \$217.50
City Stamp 1-344-146-192 City Tax: \$4,567.50

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Ryan B. Johnson, married to Laura Johnson*, of 700 N Larrabee St., Unit 1712 & GU71, Chicago, State of Illinois, 60654, 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 Ping-Cher Huang, single.

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 5900 Aster Ln Rolling Meadows IL, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 17-09-113-018-1170 and 17-09-113-018-1289
Address of Real Estate: 700 N Larrabee St., Unit 1712 & GU71, Chicago, IL, 60654

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Dated this 15th day of July, 20 21



Ryan B. Johnson

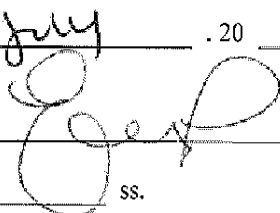
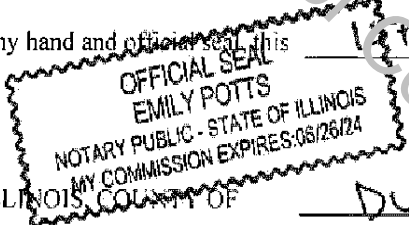


*Laura Johnson, Signing For The Sole Purpose Of Waiving Homestead Rights

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Ryan B. Johnson**, 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.

Given under my hand and official seal, this 15th day of July, 20 21

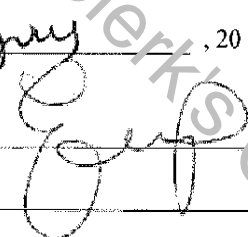


(Notary Public)

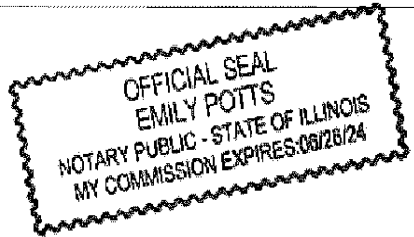
STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Laura Johnson**, 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.

Given under my hand and official seal, this 15th day of July, 20 21



(Notary Public)



PROPER DUPage County Clerk's Office

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Exhibit A

Parcel 1:

Unit 1712 and GU-71 in the River Place on the Park Condominium, as delineated on a Survey of the following described property:

Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in Block 81 lying East of and adjoining the East Dock line of the North branch of the Chicago River, as now located in Russell, Mather and Roberts' Second Addition to Chicago, being a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying East of the North branch of the Chicago River, together with Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in Block 82 (except the East 30 feet of said Lots used as Roberts Street), in Russell, Mather and Roberts' Second Addition to Chicago, being a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying East of the North branch of the Chicago River, together with the strip of Land 66.00 feet in width lying between the aforesaid Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in said Block 81 and said Lots 11 to 17, both inclusive, and a part of Lots 10 and 18 in said Block 82 which strip, formerly known as Roberts Street, constitutes all of the Land lying between said Lots in Block 81 and said Lots in Block 82, all in said Russell, Mather and Roberts' Second Addition to Chicago, described as follows:

Commencing at the intersection of the West line of North Larrabee Street and the North line of West Erie Street; thence North along said West line of North Larrabee Street, a distance of 206.14 feet, to a point 5.18 feet South of the intersection of the Westerly extension of the North line of West Huron Street and the point of beginning of this description; thence continuing North along said West line of North Larrabee Street, a distance of 335.68 feet, to the Easterly extension of the South face of an 8 story brick building; thence West along said South face of an 8 story brick building at an angle of 89 degrees 58 minutes 55 seconds to the right with the last described line, a distance of 218.31 feet to the Easterly dock line of the North Branch of the Chicago River; thence South along said Easterly dock line at an angle of 90 degrees 49 minutes 57 seconds to the right with the last described line, a distance of 199.33 feet; thence continuing South along said Easterly dock line at an angle of 178 degrees 42 minutes 26 seconds to the right with the last described line a distance of 38.27 feet; thence continuing South along said Easterly dock line at an angle of 178 degrees 13 minutes 03 seconds to the right with the last described line, a distance of 80.25 feet; thence continuing South along said Easterly dock line at an angle of 178 degrees 24 minutes 51 seconds to the right with the last described line, a distance of 15.55 feet; thence East at an angle of 94 degrees 27 minutes 47 seconds to the right with the last described line, a distance of 216.63 feet, to the point of beginning; excepting therefrom the North 185 feet thereof.

Which Survey is attached to the Declaration of Condominium recorded as Document No. 0621931005, together with an undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Storage Space S-172, a limited common element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0621931005.