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Doc# 2121039246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 10:47 AM Pg: 1 of 3

Dec ID 20210701618663
ST/CO Stamp 0-647-764-752 ST Tax \$169.00 CO Tax \$84.50
City Stamp 1-459-112-720 City Tax: \$1,774.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Shalini C. Reshmi
950 Memories Ln.
Westerville OH 43081

THE GRANTOR Shalini C. Reshmi, of Westerville Ohio, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Lei Huang, of 5468 S. Ridgewood Ct., Apt. 2, Chicago, IL 60615, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-11-306-038-1008

Property Address: 845 E. 52nd St., #2, Chicago, IL 60615

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.

Dated this 20th day of July, 2021.


Shalini C. Reshmi

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Ohio
~~STATE OF ILLINOIS~~)
Ill) SS,
~~COUNTY OF COOK~~)
McHenry
IL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shalini C. Reshmi personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as 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 20th day of July, 2021.



Christopher James Rceback
 Notary Public, State of Ohio
 My Commission Expires 01-13-25

Christopher James Rceback
 Notary Public


THIS INSTRUMENT PREPARED BY
 Stephanie Posey
 Posey Law Group LLC
 106 W. Calendar Court, #85
 La Grange, IL 60525

MAIL TO:



Law Office of Ma & Li
 2961 South Archer Ave.
 Chicago, Illinois 60608

SEND SUBSEQUENT TAX BILLS TO:

Lei Huang
 845 E. 52nd St.
 #2
 Chicago, IL 60615

REAL ESTATE TRANSFER TAX		28-Jul-2021
	CHICAGO:	1,267.50
	CTA:	507.00
	TOTAL:	1,774.50 *

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

REAL ESTATE TRANSFER TAX		28-Jul-2021
	COUNTY:	84.1
	ILLINOIS:	169.0
	TOTAL:	253.1

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 845-2, IN THE 837-49 E. 52ND CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST HALF OF LOTS 1 AND 2, IN GOODSSELL AND OTHERS RESUBDIVISION OF BLOK C 10, IN CREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH PLAT OF SUREY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2005, AS DOCUMENT NO. 0510219000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

STORAGE UNITS S-15 AND S-16, LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AS DOCUMENT NO. 0510219000