## **UNOFFICIAL COPY**

# WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individuals)

Doc#. 2121542101 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/03/2021 12:04 PM Pg: 1 of 3

Dec ID 20210801623877

ST/CO Stamp 1-006-811-920 ST Tax \$740.00 CO Tax \$370.00

City Stamp 1-555-843-856 City Tax: \$7,770.00

(The Above Space for Recorder's Use Only)

THE GRANTORS, Stephen Lee and Lei Gao, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Theresa M. Chu, an unmarried woman and Scott W. Beaudry, an unmarried man, of 2821 N Laure 11. At Chicago Line 3 all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, but as joint tenants, to wit:

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

Permanent Index Number(s): 14-28-114-094-1003

Property Address: 2831 North Halsted Street, Unit 2E, Clicago, IL 60657

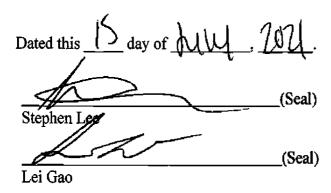
**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

REAL ESTATE TRANSFER	TAX	02-Aug-202
	COUNTY:   LINOIS:   TOTAL:	370. <b>()</b> 740. <b>()</b> 1,110. <b>()</b>
14-28-114-094-1003	20210801623877	1-006-811-924



70-21-1127 1262

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STATE OF | COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Stephen Lee and Lei Geo, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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

AMETHYST HERNANDEZ Official Seal Notary Public - State of Illinois My Commission Expires Aug 14, 2021 day of 1

Notary Public

THIS INSTRUMENT PREPARED BY:

Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Clary's Office

Theresa M. Chu & Scott W. Beaudry 2831 North Halsted Street, Unit 2E Chicago, IL 60657 Theresa M. Chu & Scott W. Beaudry 2831 North Halsted Street, Unit 2E Chicago, IL 60657

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### EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 2E IN THE 2831 NORTH HALSTED CONDOMINIUM ASSOCIATION, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 111 FEET OF THAT PART OF BLOCK 16 (EXCEPT THE NORTH 62.05 FEET THEREOF) IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28-40-14 AND THE NORTH 13.09 FEET OF LOT 1 IN WARNER'S SUBDIVISION OF BLOCKS 17 & 18 IN BICKERDIKE AND STEEL'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28-40-14; WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2018 AS DOCUMENT NUMBER 1817706160. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-10 ROOF DECK R-1, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION AFORESAID RECORDED JUNE 26, 2018 AS DOCUMENT NUMBER 1817706160, IN COOK COUNTY, ILLINOIS.

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Property Address: 2831 North Halsted Street, Unit 2E, Chicago, IL 60657