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21228130060

WARRANTY DEED
ILLINOIS STATUTORY

Doc# 2122813006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2021 10:11 AM PG: 1 OF 4

Property Of Cook County Clerk's Office

THE GRANTOR(S), Douglas M. Connell and Marilyn D. Vala, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Zesheng Chen, a single man, and Kevin Sun, a single man, as Tenants in Common

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION



SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable


Permanent Real Estate Index Number(s): 17-16-406-030-1167

Address(es) of Real Estate: 600 South Dearborn Street, Unit No.1312, Chicago, IL 60605

S ✓
P ✓
S ✓
SC ✓
INT ✓

REAL ESTATE TRANSFER TAX		27-Jun-2021
	COUNTY:	132.50
	ILLINOIS:	265.00
	TOTAL:	397.50

17-16-406-030-1167 | 20210501648787 | 1-350-708-496

REAL ESTATE TRANSFER TAX		27-Jun-2021
	CHICAGO:	1,987.50
	CTA:	795.00
	TOTAL:	2,782.50 *

17-16-406-030-1167 | 20210501648787 | 2-060-758-288

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

2168A629741LP Rys 1002

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Dated this 13 day of May, 2021

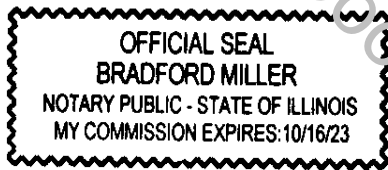
Marilyn Vala
Marilyn Vala

Douglas McConnell
Douglas McConnell

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Douglas McConnell and Marilyn D. Vala personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 13 day of May, 2021



Bradford Miller (Notary Public)

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

Zesheng Chen and Kevin Sun
600 S. Dearborn St., Unit 1312
Chicago, IL 60605

Name & Address of Taxpayer:

Zesheng Chen and Kevin Sun
600 S. Dearborn St., Unit 1312
Chicago, IL 60605

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GSA629741LP

For APN/Parcel ID(s): 17-16-406-030-1167

UNIT NUMBER 1312 IN THE TRANSPORTATION BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 12 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART THEREOF TAKEN FOR DEARBORN STREET) IN THE SUBDIVISION OF BLOCKS 125 AND 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +2 6.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.52 FEET NORTH AND 2.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE NORTH 81.42 FEET; THENCE EAST 20.30 FEET; THENCE SOUTH 6.30 FEET; THENCE EAST 23.18 FEET; THENCE NORTH 13.13 FEET; THENCE WEST 16.10 FEET; THENCE NORTH 42.44 FEET; THENCE EAST 17.83 FEET; THENCE NORTH 15.99 FEET; THENCE EAST 12.22 FEET; THENCE SOUTH 146.67 FEET; THENCE WEST 57.54 FEET WEST TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.88 FEET SOUTH AND 2.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE EAST 57.32 FEET; THENCE SOUTH 130.08 FEET; THENCE WEST 13.14 FEET; THENCE SOUTH 2.20 FEET; THENCE WEST 16.53 FEET; THENCE NORTH 44.98 FEET; THENCE EAST 15.60 FEET; THENCE NORTH 12.82 FEET; THENCE WEST 43.38 FEET; THENCE NORTH 74.50 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM SAID TRACT THE FOLLOWING THREE PARCELS LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.10 FEET CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.90 FEET CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 34.23 FEET SOUTH AND 2.66 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 20.85 FEET; THENCE SOUTH 27.15 FEET; THENCE EAST 20.85 FEET; THENCE NORTH 27.15 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 176.58 FEET SOUTH AND 16.09 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE

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LEGAL DESCRIPTION

(continued)

INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 13.50 FEET; THENCE SOUTH 14.60 FEET; THENCE EAST 13.50 FEET; THENCE NORTH 14.60 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 206.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THE WEST 2.70 FEET; THENCE NORTH 1.12 FEET; THENCE WEST 11.28 FEET; THENCE SOUTH 15.17 FEET; THENCE EAST 11.28 FEET; THENCE NORTH 1.82 FEET; THENCE EAST 2.70 FEET; THENCE NORTH 12.23 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 96338677; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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