

# UNOFFICIAL COPY

Doc#: 2123517235 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2021 11:34 AM Pg: 1 of 1

## WARRANTY DEED

Grantors, **Xiaohui Huang now known as Sharon Huang** and **Dawei Li now known as David Dawei Li**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Sindus Properties LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

Dec ID 20210801641284  
ST/CO Stamp 1-749-489-424 ST Tax \$205.00 CO Tax \$102.50  
City Stamp 1-212-618-512 City Tax: \$2,152.50

### Legal Description:

**PARCEL 1: UNIT 214 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41 AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY, AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS ANDEASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.**

Property Address: **405 North Wabash Avenue, Unit 214, Chicago, Illinois 60611.**  
Permanent Index Number: **17-10-132-037-1029**

SUBJECT TO: (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; and (iii) covenants, conditions, agreements, building lines and restrictions of record.

IN WITNESS WHEREOF, the said Grantors have signed this document on this 10<sup>th</sup> day of August, 2021.

By:   
Sharon Huang

By:   
David Dawei Li

State of Illinois )  
County of Cook ) ss

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify **Sharon Huang** and **David Dawei Li** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal, this 10<sup>th</sup> day of August, 2021

  
Notary Public



This document was prepared by:  
Xuqiang Yang, Esq.  
Wang, Leonard, Condon and Seyfried LLP  
33 N. LaSalle Street, Suite 2020  
Chicago, Illinois 60602

After recording return to:  
Jonathan Vold  
400 E Northwest Hwy  
Mt. Prospect, IL 60056

Mail Tax Bill to garantex's Address  
Sindus Properties LLC  
12 Star Lane  
South Barrington, IL 60010

**FIRST AMERICAN TITLE**  
**FILE # AF1013626**  
1001