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WARRANTY DEED

20f3

TRULY
TITLE

2100438920



Doc# 2123622031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/24/2021 11:25 AM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, JENNIFER BREEN, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) TEN and NO/100th DOLLARS, in hand CONVEYS and WARRANTS to JUN TANG, and DIANA JING DUAN, husband and wife, 45268 Navigation Street, Unit 302, Fremont, California, 94539, not as tenants in common, not as tenants by the entirety, but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. **TO HAVE AND TO HOLD as joint tenants with rights of survivorship, forever.**

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and by-laws and all amendments thereto; public and utility easements including any easements established by or implied from the declaration and by-laws or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 17-09-241-036-1085

Address of Real Estate: 545 North Dearborn Street, Unit 1611, Chicago, Illinois 60654

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY AS TO GRANTOR.

REAL ESTATE TRANSFER TAX

24-Aug-2021



CHICAGO:	3,517.50
CTA:	1,407.00
TOTAL:	4,924.50 *

17-09-241-036-1085 | 20210801642600 | 1-272-936-208

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

REAL ESTATE TRANSFER TAX

24-Aug-2021



COUNTY:	234.50
ILLINOIS:	469.00
TOTAL:	703.50

17-09-241-036-1085 | 20210801642600 | 1-601-427-216

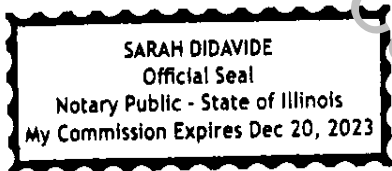
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Dated this 13th day of August 2021.

Jennifer Breen (Seal)
JENNIFER BREEN

State of Illinois, County of Cook - ss, I, the undersigned, a Notary Public In and for said County, in the Commonwealth aforesaid, DO HEREBY CERTIFY **JENNIFER BREEN, a married person**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 13th day of August 2021.



Sarah DiDavide
NOTARY PUBLIC

This instrument was prepared by:
Ms. Joanne Gleason, Esq., Law Office of Joanne Gleason, 1523 North Walnut Avenue,
Arlington Heights, Illinois 60004 (847) 421-3900

Upon recording mail to:
Larben Glennon
2401 W 104th Street
Chicago IL 60655

SEND SUBSEQUENT TAX BILLS TO:
545 N Dearborn St
Unit 1611
Chicago IL 60654
Jun Tang and Diana Jing Chen

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EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT W1611, IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

PIN: 17-09-241-036-1085

Property of Cook County Clerk's Office