

UNOFFICIAL COPY

Doc#: 2126410198 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2021 01:57 PM Pg: 1 of 5

WARRANTY DEED

Dec ID 20210801643992
ST/CO Stamp 1-630-510-864 ST Tax \$915.00 CO Tax \$457.50
City Stamp 0-363-421-456 City Tax: \$9,607.50

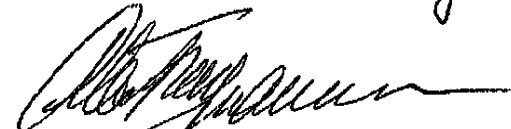
THE GRANTOR, **525 BISHOP LLC**,
an Illinois Limited Liability Company,
of the village of Northbrook,
County of Cook, State of Illinois, for and in
consideration of ten dollars (\$10.00) and
other valuable consideration in hand paid,
CONVEYS AND WARRANTS to:

LIN ZHOU and YARONG WANG,
Husband and Wife
of Chicago, IL

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises As tenants by the entirety. forever. SUBJECT TO: General Real Estate Taxes for 2020 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 17-08-123-011-0000, 17-08-123-012-0000 (underlying PINs)
Address of Real Estate: 525 N. BISHOP STREET, UNIT 11, CHICAGO, IL 60642

Dated this 18 day of August, 2021.

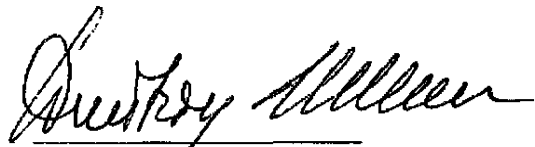


ALEX TROYANOVSKY, Manager

STATE OF ILLINOIS }
 }SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALEX TROYANOVSKY**, 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 he signed, sealed and delivered the said instrument as his 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 18 day of August, 2021.



NOTARY PUBLIC



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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:

Marc Cerantes

100 N LaSalle #2207.

Chicago, IL 60602.

Send subsequent tax bills to:

LIN ZHOU and YARONG WANG

525 N. Bishop St. #11

Chicago, IL 60642.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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Exhibit "A" Legal Description

PARCEL 1:

UNIT 11 IN THE BISHOP PARK TOWNHOMES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 14, 15, 16, 17, 18 AND 19 IN BLOCK 13 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS RECORDED AS DOCUMENT NUMBER 2020316034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

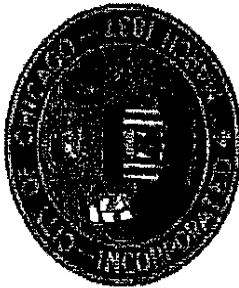
PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PROPOSED ROOF TOP DECK "K", A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 2020316034.

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REAL ESTATE TRANSFER TAX

13-Sep-2021



CHICAGO:

6,862.50

CITY:

2,745.00

TOTAL:

9,607.50 *

17-08-123-011-0000 | 20210801643992 | 0-363-421-456

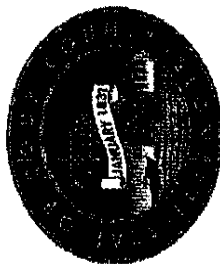
Total does not include any applicable penalty or interest due.

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EAL ESTATE TRANSFER TAX

13-Sep-2021



COOK COUNTY:
ILLINOIS:
TOTAL:

457.50
915.00
1,372.50

17-08-123-011-0000

20210801643992

1-630-510-8664

Property of Cook County Clerk's Office