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Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2021 04:00 PM Pg: 1 of 2

Dec ID 20210901665170
ST/CO Stamp 1-715-011-344 ST Tax \$600.00 CO Tax \$300.00
City Stamp 0-439-975-696 City Tax: \$6,300.00

TRUSTEE'S DEED (Illinois)

Chicago Title DISTRICT 134 15M
THIS AGREEMENT is made this 15 day of September, 2021, between **DIANE M. QUON, Successor Trustee of the Grant E. Moy Trust dated April 11, 1991, Grantor;** and **HANGJU HU, Single person, individually, of _____, Grantee.** * AND GUOXING WU AS JOINT TENANTS

WITNESSES: The Grantor, in consideration of the sum of TEN DOLLARS. receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

PARCEL 1: LOT 12 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BY-LAWS OF ORIENTAL TERRACE HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY INSTRUMENT RECORDED OCTOBER 23, 1985 AS DOCUMENT 85250027 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION.)

PIN: 17-28-212-069 Commonly known as 323 W. 23rd St. Chicago, IL 60616.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

Subject to: Covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of closing and the terms and provisions of the Declaration of condominium, covenants, conditions and restrictions and all amendments, public and utility easements including any easement established or implied from the Declaration/CCRs or amendment thereto, party wall rights and agreements, limitations and conditions imposed by the Governing Law, installments due after the date of closing of general assessments established pursuant to the Declaration/CCRs.

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set her hand and seal the day and year first above written.

DATED: September 9, 2021.



Diane M. Quon, Successor Trustee, Grantor

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STATE OF ILLINOIS)
County of Lake)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO
HEREBY CERTIFY that Diane M Quon, personally
known to me to be the same person(s) whose name is/are subscribed to the foregoing
instrument, appeared before me this day in person, and acknowledged that they/he/she
signed, sealed and delivered the said instrument as their/his/her 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 seal, this 9 day of SEPT. ~~August~~, 2021.

Dennis Carani



MAIL TO:
Hangju Hu
323 W. 23rd St.
Chicago, IL 60616

*WALLACE 60604
53 W. Jackson
60604
CHICAGO IL 60604*

SEND SUBSEQUENT TAX BILLS TO:
Hangju Hu
323 W. 23rd St.
Chicago, IL 60616

NAME AND ADDRESS OF PREPARER:
Law Offices of Laura Picchiatti Cox
470 Michgamme Lane
Lake Forest, Illinois 60045

60604