

UNOFFICIAL COPY

Record at:

Karen A. Yarbrough

Cook County Clerk
Recordings Division
118 N. Clark Street, Room 120
Chicago, Illinois 60602
Phone: (312) 603-5050
Fax: (312) 603-5063

Doc#: 2127708298 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/04/2021 03:48 PM Pg: 1 of 2

Dec ID 20210901662129

ST/CO Stamp 1-248-046-864 ST Tax \$440.00 CO Tax \$220.00

City Stamp 0-955-363-088 City Tax: \$4,620.00

WARRANTY DEED

CT GSE-02/1037LP
10H

Space Above for Recorder's Use

Mail to:

Julie Korte
107 S. 1st St
W. Dundee IL 60118

Name & Address of Taxpayer:

James Hooker
235 W. Van Buren, Ste 3301
Chicago IL 60607

THE GRANTORS, East West 33, Inc., an Illinois corporation,

of the City/Village of New York, County of Manhattan, State of New York

for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,

CONVEY and WARRANT to THE GRANTEE, James Hooker, a single married person

of Chicago, City of Chicago, County of Cook, State of Illinois

in the form of ownership Individual (statutory)

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

UNIT 3301 AND PARKING UNIT P-212 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: **235 W. Van Buren St., Unit 3301, P-212, Chicago, IL 60607**

County PIN(s): **17-16-238-028-1769; 17-16-238-028-1437**

Subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

UNOFFICIAL COPY

Grantors hereby affirmatively waive all of Grantors' homestead rights pursuant to and under the Homestead Exemption Laws of the State of Illinois.

Dated this 31 day of August, 2021.

Signature(s) of Grantor:

East West 33 Inc., an Illinois corporation, by

[Signature]
(Signature)

Wing Sung Chan, President
(Printed Name & Title)

[Signature]
(Signature)

Hin Chan, Vice-President
(Printed Name & Title)

STATE OF New York

COUNTY OF New York

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Wing Sung Chan & Hin Chan (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 31st day of August, 2021

My commission expires 6/15/2024

[Signature]
Notary Public

Prepared by:

Roger Galer
The Galer Firm, P.C.
707 Skokie Blvd., Suite 600
Northbrook, IL 60062

DANIEL WING YU NG
Notary Public, State of New York
No. 02NG6207919
Qualified in Queens County
Commission Expires June 15, 2024