UNOFFICIAL COPY

Doc#. 2128508182 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/12/2021 12:35 PM Pg: 1 of 3

WARRANTY DEED

Dec ID 20210901673813

ST/CO Stamp 0-685-150-352 ST Tax \$300.00 CO Tax \$150.00

City Stamp 1-282-510-992 City Tax: \$3,150.00

AFTER RECORDING MAIL TO:

Neiks. Zweiban

3265 North Arlington Heights Ro

city 501

Arlington Heisers, Wings 60004

NAME & ADDRESS OF GRANTEE & TAXPAYERS:

Xiaohui Zheng and Jingyi He 600 S. Dearborn Street Unit 2107 Chicago, IL 60605 RECORDER'S STAMP

The Grantor, Brett Kochendorfer, married to Camby Hr., of the County of Cook, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DC LLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to the Grantees, Xiaohui Zheng as to a 98% interest and Jingyi He as to a 2% interest, of 42 Highview Avenue, Starr for J. CT 06907, to have and to hold as joint tenants with right of survivorship, the following described real estate situated in the County of Cook the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special taxes and assessments confirmed after contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances which conform to the present usage of the premises; (e) Public and utility easements which serve the property; (f) Public roads and high ways, if any; and (g) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number:

17-16-406-030-1263

Property Address:

600 S. Dearborn Street, Unit 2107, Chicago, IL 60605

FNT, LLC OC21034584

FIDELITY NATIONAL TITLE INSURANCE

UNOFFICIAL COPY

DATED this 22 day of Sept, 2021.

Camay Ho, signing solely for the purpose of releasing homestead

STATE OF ILLINOIS

Brett Kochendorfer

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Brett Kochendorfer and Camay Ho, pertunally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he / she signed and delivered the said Warranty Deed as 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 official seal this 22-day of 500 - 2021

Notary Pullic

NAME AND ADDRESS OF PREPARER:

Donna S. Hennessy, Esq. Lorenzini & Associates, Ltd. 16106 S. Route 59 Unit 100 Plainfield, Illinois 60586 815-254-7200 "OFFICIAL SEAL"
S SHAH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 17/16/2023

REAL ESTATE TRANSFER TAX		29-Sep-2021
499	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *
17-16-408-030-1263	20210901673813	1-282-510-992

Total does not include any applicable penalty or interest due.

20210901673813 0-685-150-352

"OFFICIAL SEAL" S SHAH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/16/2023

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EXHIBIT "A"

Legal Description

UNIT NUMBER 2107 IN THE TRANSPORATION BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 12 BOTH INCLUSIVE, TAKEN AS A SINGLE TRACT OF LAND (EXCEPT THAT PART THEREOF TAKEN FOR DEARBORN STREET) IN THE SUBDIVISION OF BLOCKS 125 AND 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.51 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.52 FEET NORTH AND 2.23 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 12 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE NORTH 81.42 FEET, THENCE EAST 20.30 FEET; THENCE SOUTH 6.30 FEET; THENCE EAST 23.18 FEET; THENCE NORTH 13.13 FEET: THENCE WEST 16.10 FEET; THENCE NORTH 42.44 FEET; THENCE EAST 17.83 FEET; THENCE NORTH 15.99 FEIT; THENCE EAST 12.22 FEET; THENCE SOUTH 146.67 FEET; THENCE WEST 57.54 FEET WEST TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.68 FEET CHICAGO CITY DATUM BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2.88 FEET SOUTH AID 2.47 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF AN EXISTING 22 STORY BRICK BUILDING); THENCE EAST 57.32 -EET; THENCE SOUTH 130.08 FEET; THENCE WEST 13.14 FEET; THENCE SOUTH 2.20 FEET; THENCE WEST 16.53 FEET; THENCE NORTH 44.98 FEET; THENCE EAST 15.60 FEET; THENCE NORTH 12.82 FEET; THENCE WEST 43.38 FEET; THENCE NORTH 74.50 FEET TO THE POINT OF BEGINNING AND EXCEPT FROM SAID TRACT THE FOLLOWING THREE PARCELS LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +4.10 FEET CHICAGO (IT) DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +12.90 FEET CHICAGO CITY DATUM, BUINDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 34.23 FEET SOUTH AND 2.66 FEET WES, OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 20.85 FEET; THENCE SOUTH 27.15 FEET; THENCE EAST 20.85 FEET; THENCE NORTH 27.15 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176.58 FEET SOUTH AND 16.09 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID 22 STORY BRICK BUILDING); THENCE WEST 13.50 FEET; THENCE SOUTH 14.60 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON 11 E EAST LINE OF SAID TRACT, 206.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT (THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE INTERIOR FACES OF WALLS OF SAID TRACT (THE FOLLOWING); THE WEST 2.70 FEET; THENCE NORTH 1.12 FEET; THENCE WEST 11.28 FEET; THENCE SOUTH 15.17 FET; THENCE EAST 11.28 FEET; THENCE NORTH 1.82 FEET; THENCE NORTH 1.223 FEET TO THE POINT OF BEGINNING,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 96338677 AS AMENDED BY DOCUMENT 97287066; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.