

UNOFFICIAL COPY

Doc#: 2133307923 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2021 01:51 PM Pg: 1 of 2

Dec ID 20210701695705
ST/CO Stamp 0-122-560-272 ST Tax \$645.00 CO Tax \$322.50
City Stamp 0-410-971-920 City Tax: \$6,772.50

WARRANTY DEED ILLINOIS STATUTORY

410640276(12)

GIT

GRANTORS, MICHAEL GHAN and YANLING JIANG, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and 00/100, in hand paid, convey and warrant to GRANTEE, GREG ISBELL,

of 2411 W. Walton Street, Unit #2D, Chicago, Cook County, Illinois 60622, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

PARCEL 1: UNITS 1 AND C-1 IN THE LESSING TOWNHOMES, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
THAT PART OF LOTS 1, 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 10 IN WRIGHT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF A STRAIGHT LINE PARALLEL WITH AND 5.0 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES TO A STRAIGHT LINE, RUNNING FROM THE NORTHWEST CORNER OF SAID LOT 1 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 5, EXCEPTING THEREFROM THE NORTH 2.15 FEET OF THE WEST 17.50 FEET OF SAID LOT 1 AND ALSO EXCEPT THE EAST 2.52 FEET OF THE SOUTH 14.35 FEET OF THE NORTH 1/2 OF SAID LOT 5, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010077206, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE USE OF YARD AREA APPURTENANT TO UNIT 1, A LIMITED COMMON ELEMENT AS SET FORTH IN AMENDMENT TO DECLARATION RECORDED AS DOCUMENT 0016335078.

Permanent Real Estate Index Number(s): 17-05-423-012-1001 and 17-05-423-012-1002

Address of Real Estate: 826 N Lessing Street, Unit A, Chicago, Illinois 60642

SUBJECT TO, IF ANY:

Covenants, conditions and restrictions of record; private and utility easements and roads and highways; general taxes for the 2ND Installment of 2020 and subsequent years including taxes which may accrue by reason of new or addition improvements during the years.

THE GRANTORS NAMED HEREIN RELEASE THEIR HOMESTEAD INTEREST CREATED UNDER ILLINOIS LAW.

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Dated, ~~AS OF~~ ^{AS OF} this June 24, 2021

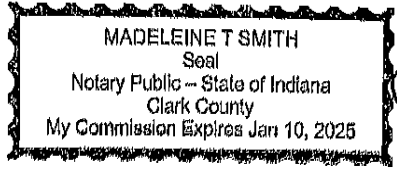
MICHAEL CHAN

YANLING JIANG

STATE OF Indiana
COUNTY OF Clark

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL CHAN and YANLING JIANG are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 JUNE 21, 2021



[Signature] (Notary Public)

[SEAL]

| REAL ESTATE TRANSFER TAX | | 09-Sep-2021 |
|---|--|-------------|
| COUNTY: | | 322.50 |
| ILLINOIS: | | 645.00 |
| TOTAL: | | 967.50 |
| 17-05-423-012-1001 20210701695705 0-122-560-272 | | |

Prepared By:
Attorney Kathleen A. Cunningham
1111 Chicago Avenue, STE 224
Oak Park, Illinois 60302

Mall To:
CervantesChatt and Prince, PC.
100 N LaSalle St # 2207
Chicago, IL 60602

| REAL ESTATE TRANSFER TAX | | 09-Sep-2021 |
|---|--|-------------|
| CHICAGO: | | 4,837.50 |
| CTA: | | 1,935.00 |
| TOTAL: | | 6,772.50 * |
| 17-05-423-012-1001 20210701695705 0-410-971-920 | | |

Taxpayers:
GREG ISBELL
826 N Lessing Street, Unit A
Chicago, Illinois 60642

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