

# UNOFFICIAL COPY

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## WARRANTY DEED

Doc#: 2201933366 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/19/2022 02:17 PM Pg: 1 of 3

Dec ID 20211201687230  
ST/CO Stamp 0-682-034-832 ST Tax \$1,265.00 CO Tax \$632.50  
City Stamp 0-186-582-672 City Tax: \$13,282.50

(The space above for Recorder's use only)

**THE GRANTORS, Peter S. Hahn and Bo Yun Choi, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Momei Qu and Nathan Tang of 450 E. Waterside Drive, Chicago, IL 60601 not in Tenancy in Common, but in ~~JOINT TENANCY~~ with rights of survivorship in the following described Real Estate situated in Cook County, Illinois, commonly known as 450 East Waterside Drive, Unit 1602, Chicago, IL 60601, legally described as:** \* 5/ the entirety (married to each other)

### PARCEL 1:


UNIT 1602, PARKING SPACE P-417 AND PARKING SPACE P-420, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-271, A LIMITED COMMON ELEMENT IN CHANDLER CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:



LOT 7, EXCEPT THE EAST 16.85 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 7), IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0719315075, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

# USI

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER

| REAL ESTATE TRANSFER TAX  |          | 03-Jan-2022 |
|---|----------|-------------|
|  | CHICAGO: | 9,487.50    |
|   | CTA:     | 3,795.00    |
|   | TOTAL:   | 13,282.50 * |
| 17-10-400-043-1149   20211201687230   0-186-582-672                                 |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

| REAL ESTATE TRANSFER TAX   |           | 03-Jan-2022 |
|--|-----------|-------------|
|   | COUNTY:   | 632.50      |
|  | ILLINOIS: | 1,265.00    |
|  | TOTAL:    | 1,897.50    |
| 17-10-400-043-1149   20211201687230   0-682-034-832                                  |           |             |

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TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0501919099, THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009, FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012, FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RERECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062, AND FURTHER AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED JULY 12, 2007 AS DOCUMENT NUMBER 0719315076, AS AMENDED FROM TIME TO TIME, FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

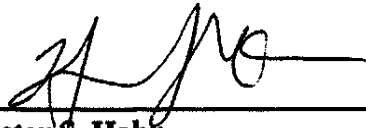
**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2021 and subsequent years.

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, not in Tenancy in Common but in **JOINT TENANCY** ~~with rights of survivorship~~ forever.

Permanent Index Number (PIN): 17-10-400-043-1149, 17-10-400-043-1544, and 17-10-400-043-1547  
Address(es) of Real Estate: 450 East Waterside Drive, Unit 1602, Chicago, IL 60601

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Dated this 23rd day of December, 2021

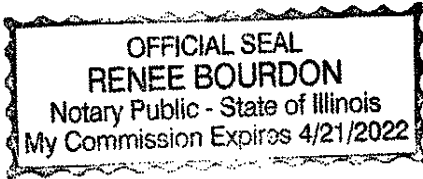
  
\_\_\_\_\_(SEAL)  
**Peter S. Hahn**

  
\_\_\_\_\_(SEAL)  
**Bo Yun Choi**

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 Peter S. Hahn and Bo Yun Choi personally known to me to be the same persons whose names subscribed in 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 23rd day of December, 2021.



  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Robert J. DiSilvestro 5231 N. Harlem Avenue, Chicago, IL 60656

**MAIL TO:**

Mr. Michael H. Wasserman PC  
~~221 North LaSalle Street~~ 105 W Madison St  
~~Suite 2040~~ Suite 401  
~~Chicago, IL 60601~~ Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Momei Qu and Nathan L. Tang  
450 East Waterside Drive, Unit 1602  
Chicago, IL 60601