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Doc# 2203522024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2022 10:43 AM PG: 1 OF 2

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 21146073

THIS INDENTURE WITNESSETH, that the Grantor(s), Adam Nolte and Lindsay Pavich, n/k/a Lindsay Nolte, married, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Wenxian Gu, singleman, of the Ill State of Ill the following described real estate, to-wit:

PARCEL 1: UNIT NUMBERS 2303 AND SL18 IN THE GRAND-ON-GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6, IN BLOCK 13 NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047.

Permanent Real Estate Index Number: 17-09-237-025-1261-~~1269~~

Address of Real Estate: 200 W Grand Ave Unit 2303, Chicago, IL 60654

Subject to the following restrictions: 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, provided they do not interfere with the current use and enjoyment of the Real Estate; terms and provisions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration or amendments 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.

Dated this 24th Day of January, 2022

Adam Nolte
Adam Nolte

Lindsay Pavich n/k/a Lindsay Nolte
Lindsay Pavich, n/k/a Lindsay Nolte

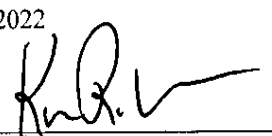
UNOFFICIAL COPY

STATE OF ILLINOIS)

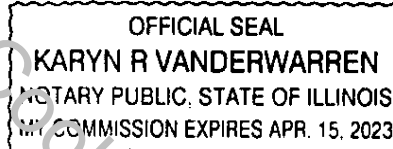
COUNTY OF DU PAGE) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Adam Nolte and Lindsay Pavich, n/k/a Lindsay Nolte , personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 29th day of January, 2022



Notary Public



This Instrument was prepared by:
Karyn R. Vanderwarren
120 E. Ogden Suite 124
Hinsdale, IL 60521



Future Tax Bills to:
Wenxuan Gu
200 W. Grand Ave. Unit 2303
Chicago, IL 60654

After recording return document to:
Wenxuan Gu
200 W. Grand Ave. Unit 2303
Chicago, IL 60654

REAL ESTATE TRANSFER TAX		04-Feb-2022
	CHICAGO:	3,168.75
	CTA:	1,267.50
	TOTAL:	4,436.25 *
17-09-237-025-1261 20220201616115 0-012-816-784		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Feb-2022
 	COUNTY:	211.25
	ILLINOIS:	422.50
	TOTAL:	633.75
17-09-237-025-1261 20220201616115 1-896-321-424		