

# UNOFFICIAL COPY



Doc# 2204746017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/16/2022 02:07 PM PG: 1 OF 2

## WARRANTY DEED

GRANTOR(S):

**Andrzej Lach and  
Julia Lach f.k.a. Julia Galitskaia,  
Husband and wife**

PRESENTLY RESIDING AT:  
235 W. Van Buren St., Unit 2213  
Chicago, IL 60607

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)  
and WARRANT(S) to:

**KAIYUE XU**

the following described Real Estate situated in the State of Illinois, to wit:

*AP 220054 B 106*

**LEGAL DESCRIPTION: UNIT 2213 AND P-465 IN THE 235 W. VAN BUREN CONDOMINIUM, 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 3<sup>rd</sup> 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, TOGETHER WITH AN  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

P.I.N.: 17-16-238-028-1614 and 17-16-238-028-1707

PROPERTY ADDRESS: 235 W. VAN BUREN ST., UNIT 2213, CHICAGO, ILLINOIS 60607


SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements. (4) Governmental taxes or assessments for improvements not yet completed.

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 real estate forever.

DATED this 25<sup>th</sup> day of January, 2022



**Andrzej Lach**

**Julia Lach f.k.a. Julia Galitskaia**

REAL ESTATE TRANSFER TAX		04-Feb-2022
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *

17-16-238-028-1614 | 20220101611487 | 2-025-296-272

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

REAL ESTATE TRANSFER TAX		10-Feb-2022
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50

17-16-238-028-1614 | 20220101611487 | 0-679-195-024

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STATE OF ILLINOIS, COUNTY OF COOK ) SS:

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Andrzej Lach and Julia Lach f.k.a. Julia Galitskaia** personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument 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 25<sup>th</sup> day of January, 2022



[Signature]  
Notary Public

Prepared by: Waldemar Wyszynski, Esq.  
Wyszynski & Webb P.C.  
2860 S. River Rd, Suite 220  
Des Plaines, IL 60018

**Return to:**

Kaiyue Xu  
733 W. Glenn Ave. 755L  
Auburn, AL 36832

**Send Subsequent Tax Bill To:**

Kaiyue Xu  
733 W. Glenn Ave. 755L  
Auburn, AL 36832

PROPERTY OF COOK COUNTY CLERK'S OFFICE