

# UNOFFICIAL COPY

Doc#: 2211847062 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/28/2022 03:56 PM Pg: 1 of 3

Dec ID 20220301641364

ST/CO Stamp 1-159-050-128 ST Tax \$288.00 CO Tax \$144.00

City Stamp 1-490-875-280 City Tax: \$3,177.19

## WARRANTY DEED ILLINOIS STATUTORY

1588905 2 of 3  
/588905

THE GRANTOR, Nicholas Hudalla, a single person, of the City of Chicago, in the County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to GRANTEEES, Liang Ge and Peishan Lai, husband and wife, of 974 W. 35<sup>th</sup> Place, Unit 601, Chicago, IL 60609, as Joint Tenants by Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

TO HAVE AND TO HOLD said premises as.

Permanent Index Number(s): 17-32-402-026-1055 and 17-32-402-026-1108

Property Address: 974 W. 35<sup>th</sup> Place, Unit 611, Chicago, IL 60609

**SUBJECT TO:** (a) General Real Estate Taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, Building Lines and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) easements for public utilities; (f) drainage ditches, feeder, lateral and drain tile pipe or other conduit; (g) roads and highways.

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

Dated this 17th day of March, 2022.

[SIGNATURE ON FOLLOWING PAGE]

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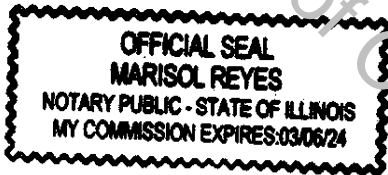


Nicholas Hudalla

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas Hudalla personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 17th day of March, 2022.




  
Notary Public



THIS INSTRUMENT PREPARED BY:  
Foley Law and Tax Group, LLC  
549 S. Washington,  
Naperville, IL 60540

MAIL TO:  
Law Offices of Jonathan Lustig, P.C.  
200 E. Randolph Street, Suite 5100  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:  
Liang Ge and Peishan Lai  
974 W. 35<sup>th</sup> Place, Unit 011  
Chicago, IL 60609

REAL ESTATE TRANSFER TAX		13-Apr-2022
	CHICAGO:	2,160.00
	CTA:	864.00
	<b>TOTAL:</b>	<b>3,024.00 *</b>

17-32-402-026-1055 | 20220301641364 | 1-490-875-280  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Apr-2022
	COUNTY:	144.00
	ILLINOIS:	288.00
	<b>TOTAL:</b>	<b>432.00</b>

17-32-402-026-1055 | 20220301641364 | 1-159-050-128

# ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

## UNOFFICIAL COPY

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

Parcel 1: Unit Nos. 611 and P-48 in the Morgan Lofts Condominium, As delineated on a survey of the following described tract of land: Lots 17, 18, 19 and 20 (except that part of Lot 17 in Block 3 in Gage Lemoyne Hubbard and others Subdivision described as follows: Starting at the Southeast corner of Lot 17 thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 1.07 ft; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 1.00 feet to a point of beginning, thence North 90 Degrees 00 Minutes 00 Seconds West, a distance of 20.08 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 51.21 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 20.68 feet; thence East 90 Degrees 00 Minutes 00 Seconds 2.66 feet, thence North 90 Degrees 00 Minutes 00 Seconds 3.00 feet, thence East 90 Degree 00 Minutes 00 Seconds, a distance of 9.39 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 3.00 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 26.61 feet; thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 0.30 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 12.47 feet to the point of beginning. Lying above Elevation 12.52 feet and below Elevation 29.25 feet. also excepting that part of Lot 17 in Block 3 in Gage Lemoyne Hubbard and others Subdivision described as follows: Starting at the Southwest corner of Lot 17 thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 0.97 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 1.00 feet to a point of beginning thence North 90 Degrees 00 Minutes 00 Seconds a distance of 14.88 feet; thence East 90 Degrees 00 Minutes 00 Seconds a distance of 26.00 feet; thence South 90 Degrees 00 Minutes 00 Seconds: a distance of 2.75 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 8.50 feet; thence North 90 Degrees 00 Minutes 00 Seconds, a distance of 8.25 feet; thence East 90 Degrees 00 Minutes 00 Seconds, a distance of 34.33 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 8.33 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 0.50 feet; thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 12.35 feet thence West 90 Degrees 00 Minutes 00 Seconds a distance of 22.30 feet- thence North 90 Degrees 00 Minutes 00 Seconds a distance of 3.10 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 9.34 feet thence South 90 Degrees 00 Minutes 00 Seconds, a distance of 3.10 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 26.61 feet; thence North 90 Degrees 00 minutes 00 Seconds, a distance of 0.30 feet; thence West 90 Degrees 00 Minutes 00 Seconds, a distance of 12.42 feet to the point of beginning lying above elevation 12.52 feet and lying below elevation 29.25 feet, all in the East 1/2 of the Southeast 1/4 of Section 32, Township 39 North, Range 14 East of the Third Principal meridian in Cook County Illinois. which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 0701015044; together with it subdivided percentage interest in the common elements in Cook County, Illinois.