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Doc# 2212901288 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2022 10:47 AM Pg: 1 of 3



WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20220501603174
ST/CO Stamp 1-872-328-592 ST Tax \$264.00 CO Tax \$132.00
City Stamp 1-788-180-368 City Tax: \$2,772.00

THE GRANTOR, **Christopher E. Dautista**, a married man, 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, in hand paid, Conveys and Warrants to:

Fu-Yun **Chen and Shan-Shan Liu,**
of Chicago, IL

Not as tenants in common, but as **JOINT TENANTS AS RIGHTS OF SURVIVORSHIP** all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 17-09-127-043-1066 & 17-09-127-043-1302

Address(es) of Real Estate: 645 N. Kingsbury, Unit 1503, Chicago, IL 60654

SUBJECT TO: Covenants, conditions, and restrictions of record, applicable building lines and easements, and general real estate taxes not yet due and payable.

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

TO HAVE AND TO HOLD the above granted premises unto the grantees forever.

THIS IS NOT HOMESTEAD PROPERTY

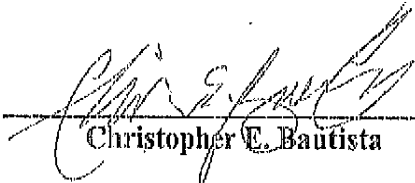
645 N. Kingsbury, Unit 1503, Chicago, IL 60654 Warranty Deed

Chicago Title 22 62 SA 179 / 67 LP 1 OF 3 & W

Handwritten initials

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Dated this 14 day of APRIL, 2022



Christopher E. Bautista

Property of CONEX

Great Britain and Northern Ireland }
London, England } ss
Embassy of the United States of America }

~~STATE OF ILLINOIS~~
~~COUNTY OF COOK~~ ss.

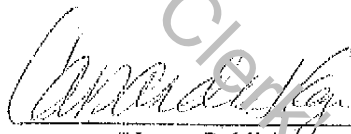
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

CHRISTOPHER E. BAUTISTA

~~personally known~~ to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ~~they~~ ^{HE} signed, sealed and delivered the said instrument as their ~~his~~ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

ROVED

Given under my hand and official seal, this 14TH day of APRIL, 2022



Cassandra Hagar
Consul
United States of America
(Notary Public)
London, England
Commission Indefinite

Prepared By: Marion Volini Moore
Attorney at Law
1055 W. Bryn Mawr Ave. Suite G
Chicago, IL 60660

Mail To:	Name & Address of Taxpayer:
<u>Shan-Shan Liu</u>	<u>Shan-Shan Liu</u>
<u>645 N Kingsbury, Unit 1503</u>	<u>645 N Kingsbury, Unit 1503</u>
<u>Chicago, IL 60654</u>	<u>Chicago, IL 60654</u>



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LEGAL DESCRIPTION

Order No.: 22GSA179167LP

For APN/Parcel ID(s): 17-09-127-043-1066 and 17-09-127-043-1302

UNIT 1503 AND P-132 IN ADMIRAL'S POINTE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

PART OF LOT 30 IN YOUNG'S SUBDIVISION IN BLOCK 1 OF ASSESSORS DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PART OF LOTS 28, 29, AND THAT PART OF LOT 30 AND ALL OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 30, (EXCEPT THE EAST 370.00 FEET THEREOF) IN YOUNG'S SUBDIVISION OF PART OF KINGSBURY TRACT, BEING PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3:

THE SOUTH 9 FEET OF LOTS 1 TO 5, (EXCEPT THE EAST 370.00 FEET THEREOF) BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, 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 JANUARY 15, 2002 AS DOCUMENT NUMBER 0020058465, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.