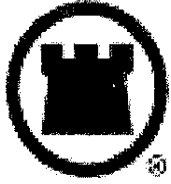


UNOFFICIAL COPY



Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY**

**Chicago Title
22GSA130392LP**

Doc#: 2217228305 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2022 02:00 PM Pg: 1 of 3

Dec ID 20220601639275
ST/CO Stamp 1-019-856-976 ST Tax \$358.00 CO Tax \$179.00
City Stamp 0-482-986-064 City Tax: \$3,759.00

THE GRANTOR(S), Alex H. Woo and Susan L. Woo, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Barry Joel Kaplan, as Trustee, under provisions of a certain trust agreement known as the Kaplan Family Trust dated October 17, 2017 (Grantee's Address) 2212 La Callecita, San Diego, California 92103, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through grantee, all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes which are not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-28-206-005-1250

Address of Real Estate: 340 W Diversey Pkwy, Unit 817, Chicago, IL 60657

[SIGNATURE ON NEXT PAGE]

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Dated this 17th day of June, 2022

A. Woo

Alex H. Woo

Susan J. Woo

Susan L. Woo

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Alex H. Woo and Susan L. Woo, husband and wife, as tenants by the entirety**, personally known to me to be the persons whose names are subscribed to 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.

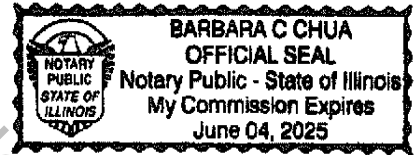
Given under my hand and official seal, this 17th day of June, 2022

Barbara C. Chua

(Notary Public)

Prepared By:

Barbara C. Chua
Zabel Law, LLC
55 W. Monroe St. Ste. 3330
Chicago, IL 60603



Mail To:

Michael W. Brennock
CPA-Attorney at Law
166 W. Washington St. Ste. 680
Chicago, IL 60602

Name and Address of Taxpayer:

Barry Joel Kaplan, Trustee
Kaplan Family Trust dated October 17, 2017
2212 La Callecita
San Diego, CA 92103

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LEGAL DESCRIPTION

Order No.: 22GSA130392LP

For A/N/P Parcel ID(s): 14-28-206-005-1250

PARCEL 1: UNIT 817 AS DELINEATED ON SURVEY OF THAT PART OF LOT 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST AND THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST (EXCEPT THEREFROM THAT PART LYING NORTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH COMMONWEALTH AVENUE TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY); ALSO THAT PART OF LOT 7 IN SAID ASSESSOR'S DIVISION WHICH LIES BETWEEN THE EAST LINE OF NORTH SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, THE WEST LINE OF NORTH COMMONWEALTH AVENUE ON THE EAST, AND NORTH LINE OF WEST DIVERSEY PARKWAY ON THE SOUTH, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY A NATIONAL BANKING ASSOCIATION KNOWN AS TRUST NUMBER 11139, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23400546, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT TO CONSTRUCT, USE AND MAINTAIN PARTY WALL WITH WOODEN PILES AND CONCRETE FOOTINGS, SUCH PILES AND FOOTINGS TO EXTEND NOT MORE THAN 3 FEET 6 INCHES UPON THE HEREINAFTER DESCRIBED LAND, AS CREATED BY PARTY WALL AGREEMENT DATED JANUARY 3, 1956 AND RECORDED JUNE 17, 1957 AS DOCUMENT 16931983, THE CENTER OF SAID PARTY WALL COMMENCING APPROXIMATELY 22 FEET WEST OF THE EAST LOT LINE AND EXTENDING WEST APPROXIMATELY 126 FEET ALONG BOUNDARY LINE BETWEEN ABOVE PARCEL 1 AND THE LAND DESCRIBED AS FOLLOWS:: THAT PART OF LOTS 5 AND 6 IN ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES BETWEEN SHERIDAN ROAD (FORMERLY LAKE VIEW AVENUE) ON THE WEST, COMMONWEALTH AVENUE ON THE EAST (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID NORTH SHERIDAN ROAD WHICH IS 228 FEET 4 3/16THS INCHES NORTH OF THE NORTH LINE OF WEST DIVERSEY PARKWAY TO A POINT ON THE WEST LINE OF SAID NORTH COMMONWEALTH AVENUE WHICH IS 227 FEET 10 INCHES NORTH OF THE NORTH LINE OF SAID WEST DIVERSEY PARKWAY AND SAID STRAIGHT LINE PRODUCED WEST TO THE CENTER LINE OF SAID NORTH SHERIDAN ROAD AND PRODUCED EAST TO THE CENTER OF SAID NORTH COMMONWEALTH AVENUE), IN COOK COUNTY, ILLINOIS.