

UNOFFICIAL COPY

Doc#: 2217934111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/28/2022 12:31 PM Pg: 1 of 3

2221NW197469#10f2
**ILLINOIS STATUTORY
WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL**

Dec ID 20220601651406
ST/CO Stamp 2-115-258-448 ST Tax \$300.00 CO Tax \$150.00
City Stamp 1-557-678-160 City Tax: \$3,150.00

THE GRANTOR(S)

YING XIA,
A SINGLE PERSON,
OF THE CITY OF CHICAGO,
COOK COUNTY, STATE OF ILLINOIS,
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, **CONVEY(S) AND WARRANT(S) TO**

HUI ZHI PENG, A SINGLE PERSON, OF THE CITY OF CHICAGO, COUNTY OF
COOK AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF
COOK, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

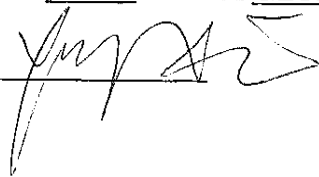
SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT
THE TIME OF CLOSING, PROVISIONS, COVENANTS AND CONDITIONS OF
THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND
RESTRICTIONS AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS
INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE
DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND
RESTRICTIONS OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND
AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE
CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF
CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE
DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND
RESTRICTIONS.

PERMANENT TAX IDENTIFICATION NO: 17-28-107-013-1051

PROPERTY ADDRESS: 2322 S CANAL ST., 707, CHICAGO IL 60616

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DATED THIS 23rd DAY OF MAY 2022.

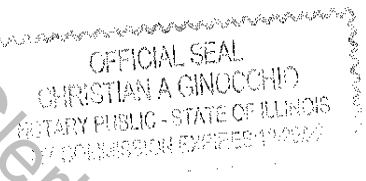
YING XIA 

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, **DO HEREBY CERTIFY** THAT YING XIA, A SINGLE PERSON, 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 SHE SIGNED, SEALED AND DELIVERED THIS SAID INSTRUMENT AS HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF MAY, 2022


NOTARY PUBLIC



**AFFIX TRANSFER STAMPS ABOVE
OR**

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH _____, SECTION 4 OF SAID ACT.

DATE: _____

THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN

P.O. BOX 1183, WHEELING, ILLINOIS 60090

RETURN TO:

SEND SUBSEQUENT TAX BILLS TO

HUI ZHI PENG
2322 S. CANAL ST. #707
CHICAGO, IL 60616

HUI ZHI PENG
2322 S. CANAL ST. #707
CHICAGO IL 60616

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LEGAL DESCRIPTION: -

PARCEL 1:

UNIT 707 IN THE CANAL CROSSING RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN BLOCK 7 IN IN HANSELL ELCOCK COMPANY'S RESUBDIVISION OF SUNDRY LOTS BLOCKS 7 & 8 (ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1913) AS DOCUMENT 5331082 AND LOT 12 IN BLOCK 7 IN SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, 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 1014834038, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-44, , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1014834038.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND GRANTED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR CANAL CROSSING RESIDENTIAL CONDOMINIUM AND CANAL CROSSING COMMERCIAL CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014722060.

PERMANENT TAX IDENTIFICATION NO: 17-28-107-013-1051

PROPERTY ADDRESS: 2322 S CANAL ST., 707, CHICAGO IL 60616