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Doc#: 2220306189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2022 11:13 AM Pg: 1 of 5

Dec ID 20220601646423
ST/CO Stamp 1-254-233-168 ST Tax \$434.00 CO Tax \$217.00
City Stamp 0-180-491-344 City Tax: \$4,557.00

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

CH22015023

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WARRANTY DEED

ILLINOIS STATUTORY

THE GRANTORS,

SAMANTHA LOK-YAN TSUI, married
to ZENAS CHEN CHAN

for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT unto

ALDO BELTRAN and SUZANNE BELTRAN, a married couple

of Chicago, Illinois, GRANTEES, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

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

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

TO HAVE AND TO HOLD, the same unto the Grantee, and to the proper use, benefit and behoof, forever of Grantee.

Permanent Index Number (PIN): 17-15-308-039-1100 and 17-15-308-039-1340

Property Address: 1101 S. State St., Unit H1000, Chicago, IL 60605

IN WITNESS WHEREOF, said Grantors has caused their name to be signed to these presents this 15 day of July, 2022.

SAMANTHA LOK-YAN TSUI

ZENAS CHAN *for purposes of waiving homestead

FIDELITY NATIONAL TITLE CH 22015023

REAL ESTATE TRANSFER TAX	12-Jul-2022
CHICAGO:	3,255.00
CTA:	1,302.00
TOTAL:	4,557.00 *

17-15-308-039-1100 | 20220601646423 | 0-180-491-344

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

REAL ESTATE TRANSFER TAX	12-Jul-2022
COUNTY:	217.00
ILLINOIS:	434.00
TOTAL:	651.00

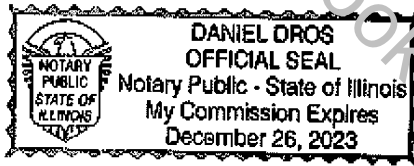
17-15-308-039-1100 | 20220601646423 | 1-254-233-168

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STATE OF IL)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **SAMANTHA LOK-YAN TSUI** and **ZENAS CHAN**, 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 the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15 day of June, 2022.



Daniel Dros

Notary Public

This instrument was prepared by:

Scott Yu, 33 N. Dearborn St., Suite 1000, Chicago, Illinois 60602

MAIL TO: Alfo Beltran and Suzanne Beltran
1101 S. State St.
Unit H1000
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:
Alfo Beltran and Suzanne Beltran
1101 S. State St.
Unit H1000
Chicago, IL 60605
GRANTEES ADDRESS

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EXHIBIT A

Order No.: CH22015023

For APN/Parcel ID(s): 17-15-308-039-1100 and 17-15-308-039-1340

For Tax Map ID(s): 17-15-308-039-1100 and 17-15-308-039-1340

PARCEL A:

UNIT H-1000 AND PARKING SPACE P-104 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2 OF LOT 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151610 (EXCEPT THE WEST 27 FEET OF SAID SUBLOTS TAKEN FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133300 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET), ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7 BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7 AND 10 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF E. ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF E. 11TH STREET, AND NORTH OF THE NORTH LINE OF E. ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410057, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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EXHIBIT A

(continued)

PARCEL B: EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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