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Doc#: 2222319083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2022 02:16 PM Pg: 1 of 6

Dec ID 20220801601106
ST/CO Stamp 1-227-276-880 ST Tax \$149.00 CO Tax \$74.50
City Stamp 1-464-975-952 City Tax: \$1,564.50

767099

THIS INSTRUMENT WAS PREPARED BY:

Patrick Tang
Tang & Associates Law Office
4802 N. Broadway St., Suite 201B
Chicago, Illinois 60640

AFTER RECORDING, MAIL TO:

Ethan Brady
233 E. Erie St Apt 2308
Chicago, IL
60611

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

WARRANTY DEED

For and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, RICHARD L. TANG and YAN JING LIU, husband and wife, residing in the City of Indianapolis, County of Marion, State of Indiana ("Grantor"), CONVEYS AND WARRANTS to ETHAN BRADY ("Grantee"), in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

unmarried man, in Sole Ownership AA

UNIT 2308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26017897, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF THE LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST HALF OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT NUMBER 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 26017895.

Property Address: 233 E. Erie St, Unit 2308, Chicago, IL. 60611 ✓

PEN: 17-10-203-027-1148 ✓

Subject to current taxes and other taxes not yet posted, covenants, conditions, and restrictions of record; and zoning laws and ordinances.

[SIGNATURE AND NOTARY PAGE FOLLOWS]

Property of Cook County Clerk's Office

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Dated this 29th of July, 2022

Richard L. Tang
Richard L. Tang

Yan Ling Liu
Yan Ling Liu

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard L. Tang and Yan Ling Liu, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of July, 2022.

Notary Public
Notary Public

My Commission Expires: 12/2/2022



Send subsequent tax bills to:

Ethan Brady
233 E. Erie St Apt 2308
Chicago, IL
60611

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File No: 767099

EXHIBIT "A"

PARCEL 1:

UNIT 2308 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26017897, AS AMENDED FROM TIME TO TIME, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

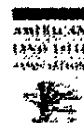
PARCEL 2: EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1992 AS DOCUMENT NUMBER 1715549 ON THAT PART OF THE LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST HALF OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT NUMBER 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 26017895.

17-10-203-027-1148

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

04-Aug-2022



COUNTY:	74.50
ILLINOIS:	149.00
TOTAL:	223.50

17-10-203-027-1148

20220801601106

1-227-276-880

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REAL ESTATE TRANSFER TAX

04-Aug-2022



CHICAGO:

1,117.50

CTA:

447.00

TOTAL:

1,564.50 *

17-10-203-027-1148 | 20220801601106 | 1-464-975-952

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

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