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Doc#: 2224306278 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2022 01:57 PM Pg: 1 of 4

Dec ID 20220801622509
ST/CO Stamp 1-365-699-152 ST Tax \$592.50 CO Tax \$296.25
City Stamp 0-611-871-312 City Tax: \$6,221.25

WARRANTY DEED

FIRST AMERICAN TITLE

FILE # 213959 |

Jay Zhaoyu Yao, a married man, Liping Bao, and Gang Yao, husband and wife, 2020 N. Fremont St., Unit 3, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Daniel M. Ambrosino, 2020 N. Fremont St., Unit 3, Chicago, IL 60614 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-32-226-046-1003

Address of Real Estate: 2020 N. Fremont St., Unit 3, Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

THIS IS NOT HOMESTEAD PROPERTY

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Dated: August 26, 2022

Jay Zhaoyu Yao

Jay Zhaoyu Yao

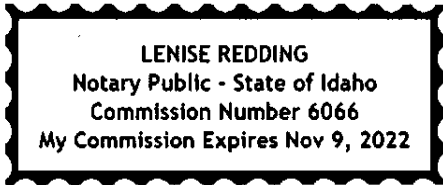
STATE OF Idaho)
 SS)
COUNTY OF Ada)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Jay Zhaoyu Yao** is proven 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

This notarial act involved the use of two-way audio/video communication technology.

Given under my hand and under this seal this 26 day of August, 2022



Lenise Redding

Notary Public

Commission expires: 11/9/2022

UNOFFICIAL COPY

Dated: August 26, 2022

Liping Bao, by Jay Zhaoyu Yao, attorney-in-fact

Liping Bao, by Jay Zhaoyu Yao, attorney-in-fact

Gang Yao, by Jay Zhaoyu Yao, attorney-in-fact

Gang Yao, by Jay Zhaoyu Yao, attorney-in-fact

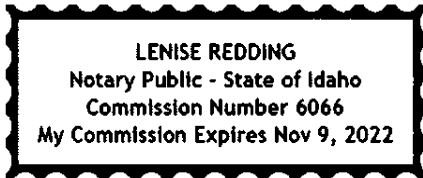
STATE OF Idaho)
) SS)
COUNTY OF Ada)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Liping Bao, and Gang Yao, by Jay Zhaoyu Yao, attorney-in-fact** is proven 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.

This notarial act involved the use of two-way audio/video communication technology.

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Lenise Redding

Notary Public

Commission expires: 11/9/2022

Prepared By:

Gregory A. Braun, Esq.
Braun & Rich, PC
4301 Damen Avenue
Chicago, Illinois 60618

Return to after recording and
Name and Address of Taxpayer:
Daniel Ambrosino
2020 N. Fremont St.
Unit 3
Chicago, IL 60614

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 2020-3 IN THE 2020 N. FREMONT CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 16 IN BLOCK 6 IN CUSHMAN'S SUBDIVISION OF BLOCK 4 IN SHEFFIELD'S ADDITION TO THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32. TOWNSHIP 40 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 NOVEMBER 25, 1987 AS DOCUMENT 87631092, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-B, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 87631092.

Permanent Index #'s: 14-32-226-046-1003 (Vol. 492)

Property Address: 2020 North Fremont Street, Chicago, Illinois 60614

Property of Cook County Clerk's Office