

# UNOFFICIAL COPY

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Record at:

**Karen A. Yarbrough**  
Cook County Recorder of Deeds  
Recording Division  
118 N. Clark Street, Room 120  
Chicago, Illinois 60602  
Phone: (312) 603-5050

Doc#: 2226345019 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2022 09:41 AM Pg: 1 of 3

Dec ID 20220901637659  
ST/CO Stamp 0-311-076-432 ST Tax \$359.00 CO Tax \$179.50  
City Stamp 1-580-344-912 City Tax: \$3,769.50

## WARRANTY DEED

Space Above for Recorder's Use

Mail to:

Ryan Huang  
3015 Rose St  
Franklin Park, IL 60131

Name & Address of Taxpayer:

Ryan Huang  
3015 Rose St  
Franklin Park, IL 60131

THE GRANTOR(s), Proquality Properties Corp., an Illinois corporation,  
of the City/Village of Chicago, County of Cook, State of Illinois  
for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,  
CONVEYS and WARRANTS to THE GRANTEEES, Ryan Huang, a single/married person,  
of Franklin Park, IL 60131, City of Chicago, County of Cook, State of Illinois,  
in the form of ownership Individual (statutory)  
all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A,"  
INCORPORATED VIA REFERENCE HEREIN.**

Permanent Index Number(s) (P.I.N.): **17-34-102-051-1081**

Common Address of Real Estate: **3125 S. Michigan Ave., Chicago, IL 60616**

Which warranty is subject only to general real estate taxes not due and payable at the time of closing, the ground lease described in Exhibit A attached hereto, other covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Grantor hereby affirmatively avers that the Real Estate is not homestead property pursuant to the Homestead Exemption Laws of the State of Illinois.

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Dated this 19th day of August, 2022.

**Signature(s) of Grantor(s):**

PROQUALITY PROPERTIES CORP.,  
an Illinois Corporation, by:

[Signature]  
(Signature)

Tat Chau Kong, President  
(Printed Name & Title)

STATE OF IL

COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Tat Chau Kong (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 19th day of August, 2022

My commission expires 11/9/2022

[Signature]  
Notary Public

**Name & Address of Preparer:**

Roger Galer  
The Galer Firm, P.C.  
707 Skokie Blvd., Suite 600  
Northbrook, IL 60062



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## EXHIBIT A: LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 3125 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7,1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29,2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DESMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31,2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23,2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15,2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF T-67, T-66, PATIO AND LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index Number(s) (P.I.N.): 17-34-102-051-1081

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