

# UNOFFICIAL COPY

Doc#: 2226915115 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/26/2022 03:51 PM Pg: 1 of 3

Dec ID 20220901646158  
ST/CO Stamp 1-777-317-456 ST Tax \$445.00 CO Tax \$222.50  
City Stamp 1-951-512-144 City Tax: \$4,672.50

File 22-1104111

## WARRANTY DEED

**Bo Xiong, as Trustee of the Bo Xiong Trust dated November 13, 2018, and any amendments thereto, 10 Wind Ridge Road, South Barrington, IL 60010 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Catherine Foster, Ethan Foster, and Lisa S. Blakemore, 1230 N. State Pkwy., Unit 19C, Chicago, IL 60610 ("Grantee"), not as tenants in common, but as joint tenants with right of survivorship, 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: 17-04-224-049-1057, 17-04-224-049-1141

Address of Real Estate: 1230 N. State Pkwy., Unit 19C & P49, Chicago, IL 60610

**SUBJECT TO:** covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		26-Sep-2022
	CHICAGO:	3,337.50
	CTA:	1,335.00
	TOTAL:	4,672.50 *

REAL ESTATE TRANSFER TAX		26-Sep-2022
	COUNTY:	222.50
	ILLINOIS:	445.00
	TOTAL:	667.50

17-04-224-049-1057 | 20220901646158 | 1-951-512-144

17-04-224-049-1057 | 20220901646158 | 1-777-317-456

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

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Dated: 9/20, 2022

Bo Xiong

**Bo Xiong, as Trustee of the Bo Xiong Trust  
dated November 13, 2018, and any amendments thereto**

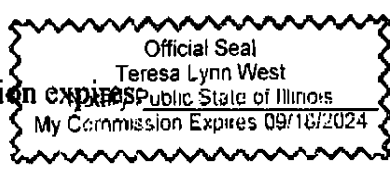
STATE OF IL )  
                                  ) SS)  
COUNTY OF Cook )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Bo Xiong, as Trustee of the Bo Xiong Trust dated November 13, 2018, and any amendments thereto** is 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 and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 20<sup>th</sup> day of September, 2022

Teresa Lynn West  
Notary Public



Prepared By:  
Matthew Rich, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618

Return to after recording and  
Name and Address of Taxpayer:  
Catherine Foster, Ethan Foster, and Lisa S. Blakemore  
1230 N. State Pkwy.  
Unit 19C  
Chicago, IL 60610

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## EXHIBIT "A"

The Land is described as follows

Situated in the County of Cook, State of Illinois, to wit:

Unit 19-C and Parking Space P49 in State Tower condominium as delineated on a survey of Lots 1,2,3,4 and 5 in the subdivision of the East 1/2 of the South 1/2 of Lot 2 in Bronson's Addition to Chicago, a subdivision of the Northeast 1/4 of Section 4, 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 26144509 together with its undivided percentage interest in the common elements.

Property of Cook County Clerk's Office