UNOFFICIAL COPY

Doc#. 2227245072 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/29/2022 11:54 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220901650447 ST/CO Stamp 1-136-397-904 ST Tax \$305.00 CO Tax \$152.50 City Stamp 1-911-813-712 City Tax: \$3,202.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Billy M Wong, a married man of the City of Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand baid, CONVEY AND WARRANT to Hui Tang Situ, On Single Warrant, of the Choo illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-21-433-020-1008

Property Address: 2174 S China Pl, Unit H, Chicago, IL 60616

This is not a homestead property.

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; and general real estate taxes not due and payable at the time of Closing.

Dated this 10the day of August, 2022.

Chicago Title 22 624476184212 (ore 2 car

UNOFFICIAL COPY

Billy M. Wong	
Billy M Wong	
)
STATE OF ILLINOIS	7 66
COUNTY OF COOK) SS,

I, the understaned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Billy M Wong, 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, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10th day of August 2022

OFFICIAL SEAL SAICHANG XU NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 4/8/25

Notary Public

THIS INSTRUMENT PREPARED BY Saichang Xu Law Offices of Saichang Xu 2811 S Archer Ave, Unit 1 Chicago, IL 60608

MAIL TO:

ALER LEE 27 N WALKER HIZS CM CAGO, EL 60606 County Clart's SEND SUBSEQUENT TAX BILLS TO:

> Hui fang Situ 2174 S China Pl, Unit H Chicago, IL 60616

2227245072 Page: 3 of 3

UNOFFICIAL COPY



LEGAL DESCRIPTION

Order No.: 22GSA476184LP

For APN/Parcel iD(s): 17-21-433-020-1008

PARCEL 1:

UNIT 2174-H IN THE 2174 SOUTH CHINA PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN JADE GARDEN UNIT 1, BEING A RESUBDIVISION OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 21 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993, AS DOCUMENT NUMBER 93593212, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TC THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94931641 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR ACCESS FOR THE BENEFIT OF PARCELS 1, 2, 3, 4 AND 5 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION DATED MAY 17, 1993 AND RECORDED OCTOBER 14, 1994 AS DOCUMENT 94884011 OVER THE LAND DESCRIBED THEREIN.