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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 paid, CONVEY AND WARRANT to Hui Fang Situ, a single woman, of Chicago, 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 10th day of August, 2022.

Chicago Title

22 675A476184212 10/22/22 8/22/22

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CHICAGO TITLE
COMPANY

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 TO 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.