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Doc#. 2234333008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2022 09:11 AM Pg: 1 of 6

Dec ID 20221101696575
ST/CO Stamp 1-965-798-736 ST Tax \$555.00 CO Tax \$277.50
City Stamp 0-892-056-912 City Tax: \$5,827.50



Property of Cook County Clerk's Office

WARRANTY DEED

REAL ESTATE TRANSFER TAX		07-Dec-2022
	CHICAGO:	4,162.50
	CTA:	1,665.00
	TOTAL:	5,827.50 *

17-22-105-050-1110 | 20221101696575 | 0-892-056-912

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

REAL ESTATE TRANSFER TAX		07-Dec-2022
	COUNTY:	277.50
	ILLINOIS:	555.00
	TOTAL:	832.50

17-22-105-050-1110 | 20221101696575 | 1-965-798-736

ORNTIC File Number: 22154830 1/2
Old Republic National Title
9601 Southwest Hwy
Oak Lawn, IL 60453
312/641-7799

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WARRANTY DEED <small>(Illinois - Tenants by the entirety)</small>	
PREPARED BY:	
Jay A. Andrew	
Drost Gilbert Andrew & Apicella LLC	
4811 Emerson Ave., Suite 110	
Palatine, IL 60074	
MAIL TO:	
Niko G Marneris	
Marneris Law	
1016 W. Jackson Blvd	
Chicago, IL 60607	
NAME & ADDRESS OF TAXPAYER:	
Alan Tsang & Katie Liang	
100 E. 14 th Street, #1710	
Chicago, IL 60605	
SPACE ABOVE RESERVED FOR RECORDER'S USE ONLY	

THE GRANTOR(S): Hongyu Ni and Jianli Liu, husband and wife, of the City of Chicago, County of Cook and State of Illinois, for consideration of the sum of \$10.00 DOLLARS, cash and other good and valuable consideration, in hand paid, at or before delivery of this document, receipt of which is hereby acknowledged, has bargained, and sold and by this document and does grant, bargain, sell, CONVEY and WARRANT unto said GRANTEE(S): Alan Tsang and Katie Liang, husband and wife, as Tenants by the Entirety, of 1250 S. Indiana Avenue, Unit 309, Chicago, Illinois 60605, on behalf of himself/herself, their heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest claim or demand which the Grantors may have had in and to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY, forever.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, building lines and easements, if any.

Permanent index number: 17-22-105-050-1110 & 17-22-105-050-1506

Property address: 100 E. 14th Street, Unit 1710 & GU-251, Chicago, Illinois 60605

DATED this 23rd day of Nov., 2022.

Please
Print or type
Names below
Signatures

SEAL X [Signature]
Hongyu Ni

SEAL X [Signature]
Jianli Liu

SEAL X [Signature] 11/23/22

SEAL X [Signature] 11/23/22

NOTARILY SEALED
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 11, 2023
Attest in the County of Oakland

NOTARILY SEALED
Notary Public, State of Michigan
County of Cook
My Commission Expires Dec. 12, 2023
Attest in the County of Cook

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STATE OF ~~ILLINOIS~~ ^{MI})
) SS
 COUNTY OF ~~COOK~~ ^{OKLAHOMA}

I, the undersigned, a Notary Public in and for said County in the State aforesaid, CERTIFY THAT: Hongyu Ni and Jianli Liu, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, and appeared before me on this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23rd day of Nov., 2022.

X [Signature]
 NOTARY PUBLIC

My commission expires 12/12/2026

JASON D. POLLARD
 Notary Public, State of Michigan
 County of Oakland
 My Commission Expires Dec. 12, 2026
 Acting in the County of OKLAHOMA

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LEGAL DESCRIPTION

100 E 14TH STREET, UNIT 1710 AND GU-251, CHICAGO, ILLINOIS 60605

PARCEL 1:

UNIT 1710 AND GU-251 IN THE 1400 MUSEUM PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (ALSO KNOWN AS PROPOSED LOT 1 IN THE 1400 MUSEUM PARK RESUBDIVISION), TOGETHER WITH (AIR RIGHTS PARCEL) THAT PART OF LOT B IN HOUGHTON'S SUBDIVISION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +73.70 FEET ABOVE CHICAGO CITY DATUM, IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 1, 1904 IN BOOK 88 OF PLATS, PAGE 1 AS DOCUMENT NUMBER 3517678 IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THE PARCELS NOTED AS EXCEPTION PARCEL "A" AND EXCEPTION PARCEL "B" DESCRIBED BELOW, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL "A"

THAT PART OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.70 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET; THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 3.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET; THENCE NORTH 8.87 FEET; THENCE WEST 16.66 FEET; THENCE NORTH 20.55 FEET; THENCE WEST 1.41 FEET; THENCE NORTH 19.29 FEET; THENCE EAST 9.52 FEET; THENCE NORTH 6.25 FEET; THENCE EAST 7.69 FEET; THENCE NORTH 5.22 FEET; THENCE WEST 2.44 FEET; THENCE NORTH 11.68 FEET; THENCE WEST 18.43 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT 6, 22.46 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST, 42.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 186.07 FEET TO THE POINT OF BEGINNING.

ALSO

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THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST 43.53 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE SOUTH LINE OF SAID LOT 7 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST 53.55 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 23.69 FEET AT THE ELEVATION OF 36.77 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINED PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: THE WEST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 IN CHARLES SHERMAN'S SUBDIVISION WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST 42.48 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 35.70 FEET CHICAGO CITY DATUM; THENCE EAST LINE OF SAID INCLINED PLANE BEGINNING ON THE NORTH LINE OF LOT 6 WHICH BEARS NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST 60.91 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 22.46 FEET AT THE ELEVATION OF 32.64 FEET CHICAGO CITY DATUM; ALSO THAT PORTION LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.78 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.15 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 89 DEGREES 57 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF LOT 7, 43.53 FEET; THENCE NORTH 23.69 FEET; THENCE EAST 10.02 FEET; THENCE NORTH 11.97 FEET; THENCE WEST 7.19 FEET; THENCE NORTH 19.60 FEET; THENCE WEST 1.05 FEET; THENCE NORTH 6.54 FEET; THENCE EAST 0.30 FEET; THENCE NORTH 29.59 FEET; THENCE EAST 7.86 FEET; THENCE NORTH 0.35 FEET; THENCE EAST 14.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 8.87 FEET; THENCE EAST 3.70 FEET; THENCE SOUTH 8.87 FEET; THENCE WEST 3.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (EXCEPTION PARCEL "A" ALSO KNOWN AS PROPOSED LOT 2 IN THE 1400 MUSEUM PARK RESUBDIVISION).

EXCEPTION PARCEL "B"

THAT PART OF LOT 6 IN SHERMAN'S SUBDIVISION AND LOTS 1 THROUGH 7 IN CHARLES BUSBY'S SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 13.94 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.45 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 52.81 FEET TO THE POINT OF BEGINNING; THENCE WEST 24.92 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 21.73 FEET, AN ARC LENGTH OF 5.62 FEET, A CHORD DISTANCE OF

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5.61 FEET AND CHORD BEARING NORTH 07 DEGREES 24 MINUTES 38 SECONDS WEST TO A POINT OF TANGENCY; THENCE NORTH 48.18 FEET; THENCE EAST TO THE EAST LINE OF SAID LOTS 25.66 FEET; THENCE SOUTH 53.74 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. (EXCEPTION PARCEL "B" ALSO KNOWN AS PROPOSED LOT 3 IN THE 1400 MUSEUM PARK RESUBDIVISION) WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0812216018, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE STORAGE SPACE S-128, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0812216018.

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