

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)



Doc# 2303222006 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2023 09:40 AM PG: 1 OF 3

THIS DOCUMENT PREPARED BY:

Paul J. Ochmanek, Esq.
55 W. Monroe St., Suite 2445
Chicago, IL 60603

Chicago Title (1971)
230ND736036M du

THE GRANTOR(S), **KATHY A. REED AND THOMAS REED, as husband and wife, of 405 NORTH WABASH AVENUE, UNIT 4101, CHICAGO, IL 60611**, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEES **ZHAOWEI LI AND JIALIN LI**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: ~~NOT as tenants in common, but as joint~~ *tenants with rights of survivorship.*

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PINS: 17-10-132-037-1554

Address of Real Estate: 405 NORTH WABASH AVENUE, UNIT 4101, CHICAGO, IL 60611

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; 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.

REAL ESTATE TRANSFER TAX		31-Jan-2023
	CHICAGO:	1,822.50
	CTA:	729.00
	TOTAL:	2,551.50 *

17-10-132-037-1554 | 20230101641376 | 1-495-164-752

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

REAL ESTATE TRANSFER TAX		31-Jan-2023
	COUNTY:	121.50
	ILLINOIS:	243.00
	TOTAL:	364.50

17-10-132-037-1554 | 20230101641376 | 0-487-221-072

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IN WITNESS WHEREOF, said Grantors, **KATHY A. REED AND THOMAS REED**, have caused their name to be signed to this Warranty Deed as of this 26th day of JANUARY, 2023.

Kathy A Reed DATE 1/26/23
KATHY A. REED

Thomas Reed DATE 1/26/23
THOMAS REED

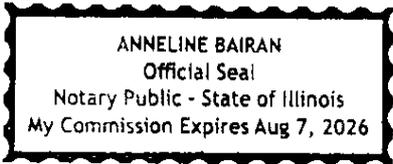
STATE OF IL

COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **KATHY A. REED AND THOMAS REED**, personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of January, 2023.

[Signature]
NOTARY PUBLIC
My commission expires: Aug. 07, 2024



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EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

PARCEL 1:

UNIT NUMBER 4101 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDN TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

Commitment File No.: #23GND736036RM

For Informational Purposes Only:

PINS: 17-10-132-037-1554

Address of Real Estate: 405 NORTH WABASH AVENUE, UNIT 4101, CHICAGO, IL 60611

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MAIL AFTER RECORDING TO:

MAIL TAX BILLS TO:

ZHAOWEI LI

JIALIN LI

405 N WABASH AVE

UNIT 4101

CHICAGO, IL 60611

