

UNOFFICIAL COPY

Doc#. 2303306016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2023 09:21 AM Pg: 1 of 3

Dec ID 20230201644730
ST/CO Stamp 0-859-039-568 ST Tax \$167.00 CO Tax \$83.50
City Stamp 0-665-053-008 City Tax: \$1,753.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), **ADAM S. KRITICOS**, a married person, residing in the County of Cook, State of Illinois, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE(S): **YUN ZHOU AND BETHANY ELLEN ZHOU**, as joint tenants of 7006 W. Sarris Ave, Niles, IL 60714 all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

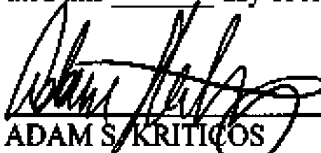
ADDRESS OF PROPERTY: 300 N. STATE ST., UNIT 2424 CHICAGO, IL 60654
P.I.N.: 17-09-410-014-1461

See Exhibit "A" (Legal Description) attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the first installment for 2022 and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26 day of JANUARY 2023.

 (SEAL)
ADAM S. KRITICOS

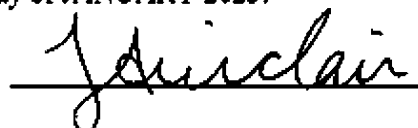
*This not homestead property as to Tanya Sinclair



STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said City, in the State aforesaid, CERTIFY THAT ADAM S. KRITICOS 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 the instrument as 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.

 (Notary Public)


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Prepared By: Tanya Sinclair
Sinclair & Groat Law, P.C.
6650 N. Le Mai Ave.
Lincolnwood, IL 60712



Mail To: AND

Name & Address of Taxpayer:

Yun & Bethany Zhou
7006 W. Jarvis Ave.
Niles, IL 60714

REAL ESTATE TRANSFER TAX		01-Feb-2023
	CHICAGO:	1,252.50
	CTA:	501.00
	TOTAL:	1,753.50 *

17-09-410-014-1461 | 20230201644730 | 0-665-05-008
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Feb-2023
	COUNTY:	83.50
	ILLINOIS:	167.00
	TOTAL:	250.50

17-09-410-014-1461 | 20230201644730 | 0-859-039-568

Property of Cook County Clerk's Office

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Exhibit A

ADDRESS OF PROPERTY: 300 N. STATE ST., UNIT 2424 CHICAGO, IL 60654

P.I.N.: 17-09-410-014-1461

PARCEL 1: UNIT 2424 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MARINA TOWERS CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23238692, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24238692 AND AS CREATED BY THE DEED RECORDED AS DOCUMENT NO. 24272752, FOR INGRESS AND EGRESS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED IN DOCUMENT 24238691 AND SET FORTH IN DEED DOCUMENT 24272752, IN, OVER, UPON, ACROSS, AND THROUGH LOBBIES, HALLWAYS, DRIVEWAYS, PASSAGEWAYS, STAIRS, CORRIDORS, ELEVATORS AND ELEVATOR SHAFTS LOCATED UPON THOSE PARTS OF LOTS 3 AND 4 IN HARPER'S RESUBDIVISION DESIGNATED AS "EXCLUSIVE EASEMENT AREAS" AND "COMMON EASEMENT AREAS" FOR INGRESS AND EGRESS AND ALSO IN AND TO STRUCTURAL MEMBERS, FOOTING, BRACES, CAISSINS, FOUNDATIONS, COLUMNS AND BUILDING CORES SITUATED ON LOTS 3 AND 4 AFORESAID FOR SUPPORT OF ALL STRUCTURES AND IMPROVEMENTS, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office