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Doc#: 2308625149 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/27/2023 04:11 PM Pg: 1 of 3

Dec ID 20230301677422
ST/CO Stamp 2-070-333-648 ST Tax \$283.00 CO Tax \$141.50
City Stamp 1-066-387-664 City Tax: \$2,971.50

WARRANTY DEED (Illinois)

PT23-90576FA 11

THIS DEED is made as of the 16th day of
March, 2023, by and between

BING GAO, A SINGLE PERSON
("Grantor," whether one or more),

and

DAVID PAUL DYSON AND MARA
KATHLEEN BERKLAND, AS JOINT
TENANTS WITH RIGHTS OF
SURVIVORSHIP
936 W MADISON ST, 4B
CHICAGO, IL 60607
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 812 W VAN BUREN ST, UNIT 4i & G2, CHICAGO, IL 60607

PARCEL INDEX NUMBER (PIN): 17-17-228-020-1028 & 17-17-228-020-1048

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

PROPER TITLE, LLC

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 16th day of March, 2023.

Bing Gao
BING GAO

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: David Paul Dyson & Mara Kathleen Berkland
812 W. Van Buren St., Unit 4I & G2, Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO: DAVID PAUL DYSON AND MARA KATHLEEN BERKLAND
812 W VAN BUREN ST, UNIT 4I & G2, CHICAGO, IL 60607

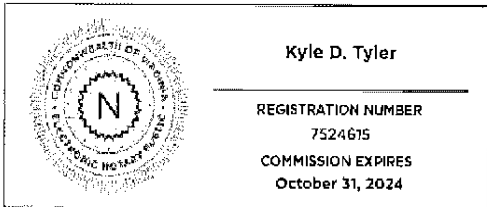
OR RECORDER'S OFFICE BOX NO. _____

STATE OF Virginia)
) SS
COUNTY OF Loudoun

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that BING GAO is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 03/16/2023

Notary Public Kyle D. Tyler



My Commission Expires: 10/31/2024

Notarized online using audio-video communication

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LEGAL DESCRIPTION

OF

812 W VAN BUREN ST, UNIT 4I & G2, CHICAGO, IL 60607

PARCEL INDEX NUMBER (PIN): 17-17-228-020-1028 & 17-17-228-020-1048

Parcel 1: Unit 4I and G2 in The Westgate Condominium, as delineated on a survey of the following described real estate: Lots 9, 10, and 11 in Duncan's addition to Chicago, being a subdivision in the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, except that portion of said property lying above elevation +15.76 (City of Chicago Datum), being ceiling of basement area, and lying below elevation +27.80, being ceiling of first floor, and described as follows: Beginning at the Southwest corner of Lot 9; thence North along the West line of Lots 9 and 10, 90.00 feet; thence East parallel to the South line of Lot 9, 24.30 feet; thence South, 14.00 feet; thence East, 12.70 feet; thence North, 14.00 feet; thence East, 89.09 feet to the East line of Lot 10; thence South 20.00 feet; thence East 19.40 feet; thence South 35.00 feet to the Southeast corner of said Lot 9; thence West, 126.08 feet to the point of beginning, which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number LR3891819; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Non-exclusive easement in favor of Parcel 1 for ingress and egress as created, limited and defined in Declaration of Easements, Restrictions and Operating Agreements dated June 21, 1990 and filed with the Registrar of Titles as document LR3891818 and recorded with the recorder of deeds as document 90303769 through, over and across the lobby area and corridor between the elevator and door in the Southeast portion of the "Commercial Property".