

# UNOFFICIAL COPY

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Eliseo Daniel Jacome Avalos and Kelly  
Anne Gisburne  
525 W. Hawthorne Pl., Unit 203  
Chicago, IL 60657



Doc# 2310749026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/17/2023 02:01 PM PG: 1 OF 3

(Reserved for Recorders Use Only)

### MAIL REAL ESTATE TAX BILL TO:

Eliseo Daniel Jacome Avalos and Kelly Anne Gisburne  
525 W. Hawthorne Pl., Unit 203  
Chicago, IL 60657

**THE GRANTOR: Tianbai Zhu**, \*a married man of 1350 Lake Shore Dr, Apt 318, Chicago, IL 60610, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to Eliseo Daniel Jacome Avalos and Kelly Anne Gisburne**, husband and wife, of 1446 W. Flournoy St., #2, Chicago, IL 60607, to have and to hold, as Tenants by the Entirety, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 525 W. Hawthorne Pl., Unit 203, Chicago, IL 60657  
PIN: 14-21-307-061-1007 and 14-21-307-061-1368

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

**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.

\*This is not homestead property to spouse.

Chicago Title

23600018132PK RJP 10/1

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DATED this 5 day of April, 2023.



Tianbai Zhu

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

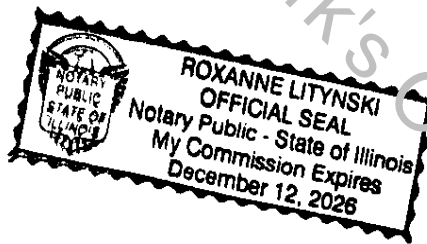
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Tianbai Zhu**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and official seal this 5 day of April, 2023.

Notary Public

**NAME AND ADDRESS OF PREPARER:**



Jason C. Schram  
Attorney at Law  
8501 W. Higgins Rd., Suite 270  
Chicago, IL 60631



REAL ESTATE TRANSFER TAX		11-Apr-2023
	CHICAGO:	2,006.25
	CTA:	802.50
	TOTAL:	2,808.75 *

14-21-307-061-1007 | 20230401691425 | 0-883-238-096

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

REAL ESTATE TRANSFER TAX		11-Apr-2023
	COUNTY:	133.75
	ILLINOIS:	267.50
	TOTAL:	401.25

14-21-307-061-1007 | 20230401691425 | 2-142-708-944

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

**Order No.:** 23GCO018132PK

**For APN/Parcel ID(s):** 14-21-307-061-1007 and 14-21-307-061-1368

PARCEL 1: UNIT 203 IN 525 HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2002 AS DOCUMENT NUMBER 0021232465, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: UNIT NUMBER P-134 IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.58 FEET CHICAGO CITY DATUM; THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 (EXCEPT THE NORTHERLY 107.60 FEET THEREOF), IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 2004 AS DOCUMENT NUMBER 0417727057, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; ALSO EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN HAWTHORNE PLACE, LLC AND HAWTHORNE PARKING, LLC DATED SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 17, 2002 AS DOCUMENT NUMBER 21017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.