

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2312533066 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/05/2023 09:49 AM Pg: 1 of 2

FIDELITY NATIONAL TITLE

Dec ID 20230401609128
ST/CO Stamp 1-799-144-144 ST Tax \$585.00 CO Tax \$292.50
City Stamp 1-262-273-232 City Tax: \$6,142.50

FIDELITY NATIONAL TITLE 0023005894
10FZ

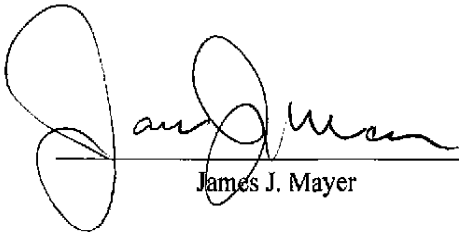
Above Space for Recorder's Use Only

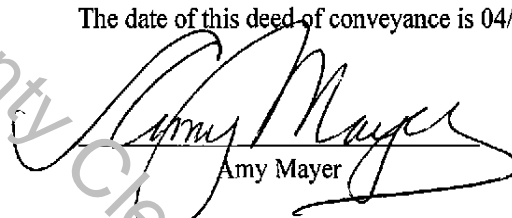
THE GRANTOR(S) James J. Mayer of the City of Chicago, County of Cook, State of Illinois married to Amy Mayer for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Yunzi Ding a single person of 360 Hubbard Street, Chicago, IL 60654, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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


Permanent Real Estate Index Number(s): 17-15-101-026-1677, 17-15-101-026-1187, *17-15-101-026-1184*

Address(es) of Real Estate: 60 E MONROE ST Unit 4605 Chicago, Illinois 60603


James J. Mayer



The date of this deed of conveyance is 04/28/2023.

Amy Mayer

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Mayer and Amy Mayer personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

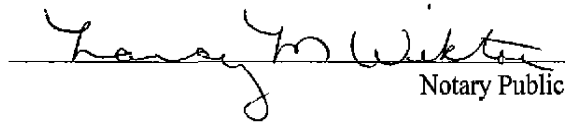
REAL ESTATE TRANSFER TAX		03-May-2023
	CHICAGO:	4,387.50
	CTA:	1,755.00
	TOTAL:	6,142.50 *

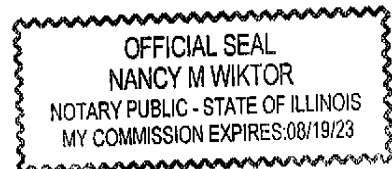
17-15-101-026-1677 | 20230401609128 | 1-262-273-232
* Total does not include any applicable penalty or interest due.

Given under my hand and official seal 04/28/2023.

REAL ESTATE TRANSFER TAX		03-May-2023
	COUNTY:	292.50
	ILLINOIS:	585.00
	TOTAL:	877.50

17-15-101-026-1677 | 20230401609128 | 1-799-144-144


Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 60 E MONROE ST Unit 4605
Chicago, Illinois 60603

Legal Description:

PARCEL 1: UNIT 4605 AND PARKING UNIT 4-01 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-B15-30, A LIMITED COMMON ELEMENT, IN THE LEGACY AT MILLENNIUM PARK CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOTS 6 AND 7 IN BLOCK 1 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS COVENANTS AND BY-LAWS FOR THE LEGACY AT MILLENNIUM PARK CONDOMINIUM DATED SEPTEMBER 22, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818079, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 9, 2005 BY AND BETWEEN THE ART INSTITUTE OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 9, 2005 AS DOCUMENT NUMBER 0525232121 FOR INGRESS AND EGRESS THROUGH THE LOBBY AREA AS DESCRIBED THEREIN AND PURSUANT TO THE TERMS CONTAINED THEREIN.

PARCEL 3: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED SEPTEMBER 25, 2009 AND RECORDED SEPTEMBER 25, 2009 AS DOCUMENT NO. 0926818077 BY AND BETWEEN MONROE/WABASH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MONROE/WABASH SAIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ITS SUCCESSORS, GRANTEEES AND ASSIGNS) FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN

GRANTEE'S ADDRESS

This instrument was prepared by:
Ronald Sokol
Sokol & Mazian
9501 W 144th Place, Suite 104
Orland Park, IL 60462

Send subsequent tax bills to:
Yunzi Ding
60 E Monroe St., Unit 4605 Chicago,
Illinois 60603

Mail recorded document to:

Yunzi Ding
60 E. Monroe St. #4605
Chicago, IL 60603