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Doc#: 2313519229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/15/2023 12:12 PM Pg: 1 of 3

Dec ID 20230501615659
ST/CO Stamp 1-912-984-272 ST Tax \$355.00 CO Tax \$177.50
City Stamp 0-839-242-448 City Tax: \$3,727.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Klaus R. Menschig
235 W. Van Buren
Unit 3405
Chicago, IL 60607

(The Above Space for Recorder's Use Only)

THE GRANTORS Klaus R. Menschig, married* for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Siwen Yang, a single person, whose address is 555 W. Madison Street, Apt. 713, Chicago, IL 60661,

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as Joint Tenants, nor Tenants in Common, but 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 ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-16-238-028-1850 and 17-16-238-028-1894

Property Address: 235 W. Van Buren, Unit 3405 and P-441, Chicago, IL 60607

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Chicago Title
236SAR4/780HA
1Q11

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This is NOT homestead property.*

Dated 05/08/2023

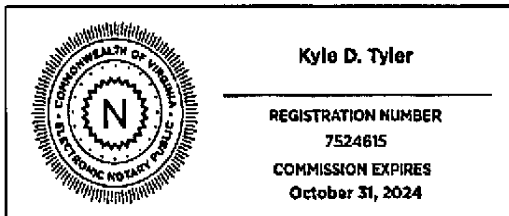
Klaus R. Menschig

Klaus R. Menschig

STATE OF Virginia)
) SS,
COUNTY OF Loudoun)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Klaus R. Menschig personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, 05/08/2023



[Signature]

Notary Public

THIS INSTRUMENT PREPARED BY
Wilde Law Group
1016 W. Jackson Blvd.
Chicago, IL 60607

Notarized online using audio-video communication

MAIL TO:

Siwen Yang
235 W. Van Buren
Unit 3405
Chicago, IL 60607

SEND SUBSEQUENT TAX BILLS TO:

Siwen Yang
235 W. Van Buren
Unit 3405
Chicago, IL 60607

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA941780HH

For APN/Parcel ID(s): 17-16-238-028-1850 and 17-16-238-028-1894

UNIT 3405 AND PARKING UNIT P-441 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90
IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Proprietary Copy
Cook County Clerk's Office