

UNOFFICIAL COPY

Doc#: 2315628143 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 11:27 AM Pg: 1 of 3

Dec ID 20230501631382
ST/CO Stamp 0-153-590-480 ST Tax \$650.00 CO Tax \$325.00
City Stamp 1-486-789-328 City Tax: \$6,825.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Brandon Bremer and Amy Bremer
2401 North Janssen Avenue
unit 307
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTORS Brandon Bremer and Amy Bremer, husband and wife, of 2401 North Janssen Avenue, unit 307, Chicago, IL 60614 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Lei Huang, a single person, of _____, in fee simple forever, the following described real estate situated in the County of Cook County, in the State of Illinois, to wit: *unmarried woman

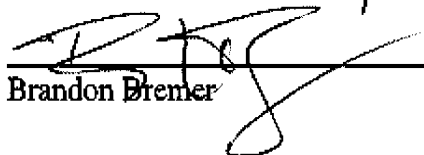
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 14-29-320-054-1015

Property Address: 2401 North Janssen Avenue, unit 307, Chicago, IL 60614

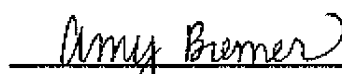
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

Dated this 17 day of May, 2023.



Brandon Bremer



Amy Bremer

1998708
1072
W

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
 COUNTY OF DUPAGE)
 COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brandon Bremer and Amy Bremer 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 in the instrument as their 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, this 17 day of May, 2023.

Mary K Kinney

 Notary Public



THIS INSTRUMENT PREPARED BY
 Eileen Pearse
 Ciesla & Pearse, PC
 1755 S. Naperville Rd., Suite 100
 Wheaton, IL 60189

MAIL TO:

Lei Huang
 2401 North Janssen Avenue
 unit 307
 Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Lei Huang
 2401 North Janssen Avenue
 unit 307
 Chicago, IL 60614

REAL ESTATE TRANSFER TAX		01-Jun-2023
	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *

14-29-320-054-1015 | 20230501631382 | 1-486-789-328

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

REAL ESTATE TRANSFER TAX		01-Jun-2023
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00

14-29-320-054-1015 | 20230501631382 | 0-153-590-480

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

UNOFFICIAL COPY

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit No. 307 in the 2401 North Janssen Residential Condominiums as delineated on a survey of the following described real estate: Lots 25, 26, 27, 28 and 29 in Block 1 in William Hahnes Subdivision of Lots 4 to 6 of Assessor's Division of Outlot 42 of Sheffield's Addition to Chicago in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, taken as a tract, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 13, 2007, as Document No. 0725615068, together with its undivided percentage interest in the common elements, all in Cook County, Illinois, excepting therefrom the Commercial Parcel more particularly described as follows: Commercial Parcel: The following Parcel of land lying above a horizontal plane at elevation +13.43 feet (Chicago City Datum) and lying below a horizontal plane at elevation +28.43 feet (Chicago City Datum) described as follows: Beginning at the point 0.64 feet East of the Southwest corner of a tract; thence North, a distance of 5.40 feet; thence West, a distance of 0.67 feet; thence North, a distance of 35.34 feet; thence East, a distance of 61.10 feet; thence South, a distance of 0.25 feet; thence East, a distance of 7.01 feet; thence North, a distance of 0.25 feet; thence East, a distance of 7.03 feet; thence South, a distance of 0.25 feet; thence East, a distance of 15.74 feet; thence North, a distance of 0.05 feet; thence East, a distance of 10.97 feet; thence South, a distance of 0.18 feet; thence East, a distance of 20.20 feet; thence South, a distance of 35.07 feet; thence West, a distance of 0.67 feet; thence South, a distance 5.34 feet; thence West, a distance of 20.05 feet; thence North, a distance of 5.37 feet; thence West, a distance of 21.27 feet; thence South, a distance of 5.34 feet; thence West, a distance of 38.07 feet; thence North, a distance of 5.38 feet; thence West, a distance of 21.21 feet; thence South, a distance of 5.42 feet; thence West, a distance of 20.16 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

The Exclusive right to the use of P-22, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0725615068.