

UNOFFICIAL COPY

Doc#: 2316006386 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2023 02:13 PM Pg: 1 of 3

Dec ID 20230501626958
ST/CO Stamp 0-345-733-840 ST Tax \$230.00 CO Tax \$115.00
City Stamp 2-114-681-552 City Tax: \$2,415.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Xuanji Wang
701 S. Wells Street
Unit 1707
Chicago, IL 60607

(The Above Space for Recorder's Use Only)

THE GRANTOR Xuanji Wang, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Kassem-Ali J. Abbas, A single man, whose address is 2605 W. Village Drive, Toledo, OH 41614.

(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): 17-16-402-050-1067 and 17-16-402-050-1344

Property Address: 701 S. Wells Street, Unit 1707 & P-174, Chicago, IL 60607

SUBJECT TO: terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs; building lines and easements, if any, provided

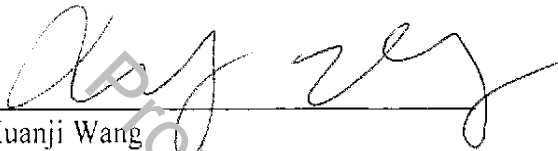
Chicago Title
336SA941775HA
LCF 2

UNOFFICIAL COPY

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.

Dated 5/19, 2023.



Xuanji Wang

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

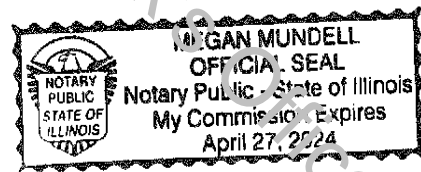
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Xuanji Wang personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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, May 19, 2023.



Notary Public

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



MAIL TO:

Forde Law Offices LLP
111 W Washington St
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Kassem-Ali Jihad Abbas
701 S. Wells Street
Unit 1707 & P-174
Chicago, IL 60607

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA941775HH

For APN/Parcel ID(s): 17-16-402-050-1067, and 17-16-402-050-1344 and 17-16-402-050-1344

PARCEL 1: UNITS P1707 AND P174 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

Proprietary
Cook County Clerk's Office