

UNOFFICIAL COPY

Doc#: 2316445241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2023 02:14 PM Pg: 1 of 3

Record at:

Karen A. Yarbrough
Cook County Recorder of Deeds
Recording Division
118 N. Clark Street, Room 120
Chicago, Illinois 60602
Phone: (312) 603-5050

Dec ID 20230501634645
ST/CO Stamp 1-826-970-320 ST Tax \$345.00 CO Tax \$172.50
City Stamp 1-386-633-936 City Tax: \$3,622.50

WARRANTY DEED

Space Above for Recorder's Use

Mail to:

Name & Address of Taxpayer:

KARIM LARBI
235 W. VAN BUREN ST.
UNIT 3704
CHICAGO, IL 60607

The GRANTOR, Huan Wang, a single/~~married~~ person,

of the City/Village of Chicago, County of Cook, State of Illinois

for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,

CONVEYS and WARRANTS to the GRANTEE, Karim Larbi, a single/~~married~~ person,

of 45 Armadale Ave., City of Toronto, Province of Ontario, Canada

in the form of ownership Individual (statutory)

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT 3704 and P-66 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 OR MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number(s) (P.I.N.): **17-16-238-028-1982; 17-16-238-028-2240**

Common Address of Real Estate: **235 W. Van Buren St., Unit 3704, P-66, Chicago, IL 60607**

Which warranty is subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Page 1 OF 2

UNOFFICIAL COPY

Grantor hereby waives all of Grantor's homestead rights in the Real Estate pursuant to the Homestead Exemption Laws of the State of Illinois.

Dated this 31ST day of May, 2023.

Signature(s) of Grantor(s):

Huan Wang
(Signature)

Huan Wang
(Printed Name)

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT HUAN WANG (name/s of person/s) personally known to me to be the same person 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

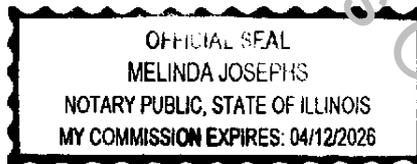
Given under my hand and notarized seal, this 31 day of MAY, 2023

My commission expires 4/12/2026

Melinda Josephs
Notary Public

Name & Address of Preparer:

Roger Galer
The Galer Firm, P.C.
707 Skokie Blvd., Suite 600
Northbrook, IL 60062



UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-16-238-028-1982, 17-16-238-028-2240

Property Address:

235 West Van Buren Street, Unit 3704, P-66, Chicago, IL 60607

Legal Description:

UNIT 3704 AND P-66 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.

UNIT P-66 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 235 W, VAN BUREN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0915934034, AS AMENDED, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office