



Doc# 2317946031 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2023 11:33 AM PG: 1 OF 2

Chicago Title  
236506 968710 AV  
WARRANTY DEED (145)

THAT, BYRON YANG, a single man, AND AMANDA YANG, a single woman, of 701 S WELLS STREET, UNIT 3104, CHICAGO, IL 60607 for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

DANIEL MONTOTO AND MOLLY RAMSEY, *NOT AS TENANTS IN COMMON, but AS JOINT TENANTS*

of *1425 N Dearborn #2A Chicago Ill*  
the following described Real Estate situated in the County of COOK in the State of ILLINOIS to wit:

PARCEL 1: UNITS 3104 & P53 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 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.

PERMANENT INDEX NUMBER: 17-16-402-050-1154 and 17-16-402-050-1223  
PROPERTY ADDRESS: 701 S WELLS STREET, UNIT 3104, CHICAGO, IL 60607

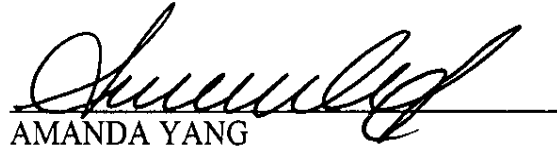
SUBJECT ONLY TO THE FOLLOWING, IF ANY: Covenants, Conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing

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

# UNOFFICIAL COPY

DATED THIS 23<sup>rd</sup> DAY OF June, 2023

  
BYRON YANG

  
AMANDA YANG

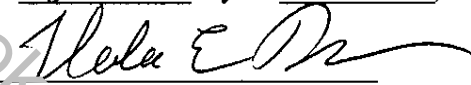
State of ILLINOIS, County of COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

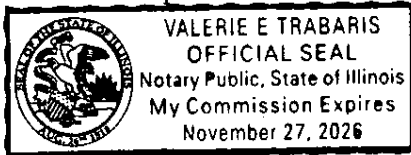
*Byron Yang  
Amanda Yang*

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 the said 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 official seal, this 23<sup>rd</sup> day of June, 2023

Commission expires:

By:   
NOTARY PUBLIC



Mail To:



*TOM SCANWELL  
3135 W 95  
EVERGREEN PARK, IL 60805*


Send Subsequent Tax Bills To:

*MOLLY RAMSEY  
701 S. WELLS ST. #3104  
CHICAGO, IL 60607*

This instrument was prepared by:

Valerie E. Trabaris  
Attorney at Law  
403 N Wabash #8C  
CHICAGO, IL 60611  
(847) 770-0261

REAL ESTATE TRANSFER TAX		27-Jun-2023
	COUNTY:	211.25
	ILLINOIS:	422.50
	TOTAL:	633.75
17-16-402-050-1154   20230601648671   0-402-093-776		

REAL ESTATE TRANSFER TAX		27-Jun-2023
	CHICAGO:	3,168.75
	CTA:	1,267.50
	TOTAL:	4,436.25 *
17-16-402-050-1154   20230601648671   0-002-455-248		
* Total does not include any applicable penalty or interest due.		