

# UNOFFICIAL COPY

Doc#: 2319506156 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2023 03:29 PM Pg: 1 of 2

*Marta:*  
Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

Dec ID 20230701667732  
ST/CO Stamp 1-855-020-752 ST Tax \$485.00 CO Tax \$242.50  
City Stamp 1-879-662-288 City Tax: \$5,092.50

## WARRANTY DEED

*23158594 1/2*

File No: 23158594

THIS INDENTURE WITNESSETH, that the Grantor(s), He Huang, an unmarried man, of Hillsborough Township, of the County of Somerset and State of New Jersey, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Jeremy Nelson, (Grantee's Address) *an unmarried man, of Chicago, Illinois*, the following described real estate, to-wit:

### PARCEL 1:

UNIT 1612 AND PARKING SPACE P5-109 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF THE LIMITED COMMON ELEMENT STORAGE SPACE NUMBERED S300-53 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "AC" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NUMBER 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL.)

Permanent Real Estate Index Number: 17-10-309-015-1090 & 1466

Address of Real Estate: 130 N Garland Ct Unit 1612, Chicago, IL 60602

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

Dated this 29 Day of June, 2023

He Huang  
He Huang

STATE OF NY )  
COUNTY OF Richmond ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, He Huang, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 29 day of June, 2023

ANGELA M SPECIALE  
NOTARY PUBLIC, STATE OF NEW YORK  
01SP6390180  
QUALIFIED IN RICHMOND COUNTY  
COMMISSION EXPIRES APRIL 8, 2027

Angela M Speciale  
Notary Public

This Instrument was prepared by:  
The Law Office of Brian J. Russell  
500 N. Michigan Avenue, Suite 1802  
Chicago IL 60611

Future Tax Bills to:  
Jeremy Nelson  
130 N Garland Ct. #11012  
Chicago, IL 60602

After recording return document to:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

| REAL ESTATE TRANSFER TAX | 10-JUL-2023 |
|--------------------------|-------------|
| CHICAGO:                 | 3,637.50    |
| CTA:                     | 1,455.00    |
| TOTAL:                   | 5,092.50 *  |

| REAL ESTATE TRANSFER TAX | 10-JUL-2023 |
|--------------------------|-------------|
| COUNTY:                  | 242.50      |
| ILLINOIS:                | 485.00      |
| TOTAL:                   | 727.50      |

17-10-309-015-1090 | 20230701667732 | 1-879-662-288

17-10-309-015-1090 | 20230701667732 | 1-855-020-752

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