

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

Doc#: 2320028024 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2023 10:08 AM Pg: 1 of 2

Dec ID 20230701672991
ST/CO Stamp 1-571-971-536 ST Tax \$360.50 CO Tax \$180.25
City Stamp 2-086-232-528 City Tax: \$3,785.25

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.

The Grantor(s), SHAWN D. PORTER, a single man, of 208 WEST WASHINGTON STREET, UNIT 1105, CHICAGO, ILLINOIS 60606, for and in consideration of the sum of Ten and 00/100s----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHARLOTTE CHEN unmarried woman of 850 DEWITT, CHICAGO, ILLINOIS 60611, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See Attached for Legal Description)

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

FIRST AMERICAN TITLE
FILE # AF1035745 TH 2

(Strike Inapplicable)

1. ~~As Tenants In Common~~
2. ~~Not as Tenants in Common, but as Joint Tenants~~
3. ~~Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever~~
4. TO HAVE AND TO HOLD said premises (~~As Tenants In Common~~)(~~Not As Tenants in Common, but as Joint Tenants~~)(~~Not as Joint Tenants, Not as Tenants In Common~~), but as Tenants By The Entirety), forever.

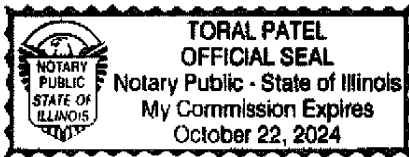
Permanent Real Estate Index Number: 17-09-444-032-1079

Address of Real Estate: 208 WEST WASHINGTON STREET, UNIT 1105 AND P-312, CHICAGO, ILLINOIS 60606

Dated this 13 day of July, 2023

Shawn D. Porter
SHAWN D. PORTER

State of IL, County of Cook



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHAWN D. PORTER, personally known to me to be the same person(s) 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 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 official seal, this 13th day of July, 2023.

Commission expires: 10/22/2024

Toral Patel
NOTARY/PUBLIC

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LEGAL DESCRIPTION

Of premises commonly known as: 208 WEST WASHINGTON STREET, UNIT 1105 AND P-312, CHICAGO, ILLINOIS 60606

PARCEL 1:

UNIT 1105 IN THE CITY CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PARTS OF BLOCK 14 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PARTS OF THE SUBDIVISION OF PART OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN THE DOCUMENT LISTED BELOW INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 1, 1999 AND RECORDED JUNE 3, 1999 AS DOCUMENT 99530391; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010527300, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-312, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010527300.

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

MAIL TO:
Charlotte Chen
208 W Washington, Unit 1105
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:
CHARLOTTE CHEN
208 WEST WASHINGTON, UNIT 1105
CHICAGO, ILLINOIS 60606