

# UNOFFICIAL COPY

Doc#: 2321206161 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/31/2023 01:02 PM Pg: 1 of 2

Dec ID 20230701680365  
ST/CO Stamp 0-714-787-280 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 1-747-765-712 City Tax: \$3,150.00

## WARRANTY DEED

### Chicago Title

833505 (Heller LP AD)  
MBP

**Li Zheng**, a single woman, 405 N. Wabash Ave., Unit 4208, Chicago, IL 60611 (“Grantor”) for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Yongsen Zhao, Hua Li and Andrew Li Zhao**, 405 N. Wabash Ave., Unit 4208, Chicago, IL 60611 (“Grantee”) as joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 4208 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVER PLAZA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94758753, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 94758750 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-10-132-037-1573

Address of Real Estate: 405 N. Wabash Ave., Unit 4208, Chicago, IL 60611

**SUBJECT TO:** 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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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Dated: 20 Jun, 2023

Li Zheng  
Li Zheng

STATE OF People's Republic of China )  
Municipality of Beijing )  
Embassy of the United ) SS  
States of America )  
COUNTY OF SS )



### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Li Zheng** is 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 she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 20 JUN 2023 day of 20 JUN 2023, 2023

Maria Skirk  
Vice Consul

Maria Skirk  
Notary Public

Commission expires: PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

Prepared By:

Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		28-Jul-2023
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
17-10-132-037-1573   20230701680365   0-714-787-280		

Return to after recording and  
Name and Address of Taxpayer:

YONGSEN ZHANG  
405 N. WABASH AVE #4208  
CHICAGO, IL 60611

REAL ESTATE TRANSFER TAX		28-Jul-2023
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *
17-10-132-037-1573   20230701680365   1-747-765-712		
Total does not include any applicable penalty or interest due.		

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