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Doc#: 2322808016 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2023 09:30 AM Pg: 1 of 4

Warranty Deed

**Statutory (ILLINOIS)
(Individual to Individual)**

Dec ID 20230801694840
ST/CO Stamp 2-115-992-016 ST Tax \$1,970.00 CO Tax \$985.00
City Stamp 1-234-663-888 City Tax: \$20,685.00

Above Space for Recorder's Use Only

THE GRANTOR(S) James Cai and Hong Chen, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten DOLLARS (\$10.00), in hand paid, **CONVEY and WARRANT** to David C. Fuechman, divorced and not since married of 820 Ridgelawn Trail, Batavia, Illinois 60510, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description attached hereto (EXHIBIT A)

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

To HAVE AND HOLD the above granted premises forever as **FREE SIMPLE**.

SUBJECT TO: General taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any.

Permanent Index Number (PIN): 17-10-318-080-0000
(Affected Underlying Land)

Address(es) of Real Estate: 363 E Wacker Drive, Unit 3503,
Chicago, IL 60601

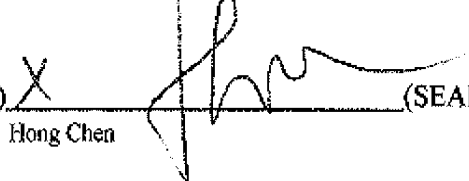
Dated this 11th day of August 2023

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)



James Cai

(SEAL)



Hong Chen

(SEAL)

(SEAL)

(SEAL)

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State of Illinois ss

County of Du Page ss

I, the undersigned, a Notary Public, In and for said County, in the State aforesaid,
DO HEREBY CERTIFY that **James Cai and Hong Chen** personally known to me to be the same
person(s) whose name(s) 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 11th day of August 2023.

Commission expires

9/18/2025



NOTARY PUBLIC



This instrument was prepared by:
MEIMEI FU, Attorney at Law
510 N Cass Avenue
Westmont, Illinois 60559

MAIL TO:



David C Fuechtman
363 E Wacker Drive, Unit 3503
Chicago, Illinois 60601


SEND SUBSEQUENT TAX BILLS TO:

David C Fuechtman
363 E Wacker Drive, Unit 3503
Chicago, Illinois 60601

Recorder's Office Box No. _____

COUNTY-ILLINOIS TRANSFER STAMPS:

REAL ESTATE TRANSFER TAX		14-Aug-2023
	COUNTY:	985.00
	ILLINOIS:	1,970.00
	TOTAL:	2,955.00
17-10-318-080-0000 20230801694840 2-115-982-016		

REAL ESTATE TRANSFER TAX		14-Aug-2023
	CHICAGO:	14,775.00
	CTA:	5,910.00
	TOTAL:	20,685.00 *
17-10-318-080-0000 20230801694840 1-234-663-888		
* Total does not include any applicable penalty or interest due.		

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Property address 363 E Wacker Drive, Unit 3503, Chicago, IL 60601

PIN: 17-10-318-080-0000 (Affects Underlying Land)

EXHIBIT A

Parcel 1:

Unit 3503, and One (1) Attendant Parking Right, and Storage Locker 10-13 S3, limited common elements, in the Vista Residences Condominium as delineated and defined in the Declaration of Condominium Ownership and of easements, restrictions, covenants and by-laws for the Vista Residences Condominium Association recorded November 17, 2020 as Document Number 2032017121, as amended from time to time, together with its undivided percentage interest in the common elements, being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular ingress and egress on, over, through and across the streets, and to utilize the utilities and utility easements, all as more particularly defined, described and created by declaration covenants, conditions, restrictions and easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as Document 0020732020 as amended by first amendment to declaration of covenants, conditions, restrictions and easements for Lakeshore East executed by Lakeshore East LLC dated as of March 3, 2003 and recorded March 7, 2003 as Document Number 0030322531 and as further amended by second amendment to declaration of covenants, conditions, restrictions and easements for Lakeshore East executed by Lakeshore East LLC dated as of November 12, 2004 and recorded November 19, 2004 as Document Number 0432427091 and re-recorded on January 19, 2005 as Document Number 0501919098 and third amendment to declaration of covenants, conditions, restrictions and easements for Lakeshore East executed by Lakeshore East LLC, dated February 24, 2005 and recorded February 25, 2005 as Document Number 0505632009 and fourth amendment to declaration of covenants, conditions, restrictions and easements for Lakeshore East executed by Lakeshore East LLC dated as of February 24, 2005 and recorded February 25, 2005 as Document Number 0505632012 and by the fifth amendment to declaration of covenants, conditions, restrictions and easements for Lakeshore East executed by Lakeshore East LLC dated as of October 27, 2006 and recorded November 9, 2006 as Document 0631333004 and subsequently re-recorded on February 9, 2007 as Document 0704044062 and as supplemented by notice of satisfaction of conditions related to the fifth amendment to declaration of covenants, conditions, restrictions and easements for Lakeshore East LLC, dated as of February 9, 2007 and recorded May 22, 2007 as Document 0714222037 and the Sixth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of December 20, 2007 and recorded December 21, 2007 as Document 0735531065 and re-recorded on April 8, 2008 as Document 0809910104 and the Seventh amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of November 13, 2008 and recorded November 14, 2008 as Document 0831910034 and the Eighth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of November 13, 2008 and recorded November 14, 2008 as Document 0831910035 and the amendment to Eighth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of February 10, 2011 and recorded February 15, 2011 as Document 1104616038 and the Ninth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of January 10, 2011 and recorded March 17, 2011 as Document 1107644102

and the Tenth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of April 18, 2013 and recorded April 23, 2013 as Document

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Property address 363 E Wacker Drive, Unit 3503, Chicago, IL 60601

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1311318049 and the Eleventh amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of January 16, 2014 and recorded January 16, 2014 as Document Number 1401644060 and the Twelfth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of April 28, 2016 and recorded April 28, 2016 as Document Number 1611929091 and the amended and restated Twelfth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of APRIL 30, 2018 and recorded July 16, 2018 as Document Number 1819744029 and Thirteenth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of March 29, 2019 and recorded April 1, 2019 as Document Number 1909134079 and Fourteenth amendment to declaration of covenants, restrictions, and easements for Lakeshore East executed by Lakeshore East LLC dated as of September 16, 2019 and recorded September 18, 2019 as Document Number 1926117130.

Parcel 3:

Easement appurtenant to and for the benefit of Parcel 1 as described and created by easement agreement for building supports and upper level street in field boulevard dated April 28, 2016 and recorded April 28, 2016 as Document Number 1611929086, by and between the City of Chicago department of transportation and Lakeshore East LLC granting an easement under, on, over and through the easement areas described therein for purposes of constructing and maintaining support structures, and for constructing and maintaining the upper level street.

Parcel 4:

Non-exclusive reciprocal easements as described and created by declaration of covenants, conditions, restrictions and easements Made by Parcel C LLC, a Delaware Limited Liability Company, as Declarant dated November 6, 2020 and recorded November 17, 2020 as Document Number 2032017120.