

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2323728055 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2023 12:23 PM Pg: 1 of 3

Dec ID 20230701664440  
ST/CO Stamp 0-124-327-376 ST Tax \$190.00 CO Tax \$95.00  
City Stamp 1-573-918-160 City Tax: \$1,995.00



23ST01069NB

cy 1 of 3

The Grantors, Nir Goldberg and Ayelet Kotler, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration in hand paid, Convey and Warrant to Lingyang Zhang, of Chicago, IL,

All interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject To: covenants, conditions and restrictions of record; special governmental taxes or assessments; public and utility easements; acts done by or suffered through Grantee; the condominium declaration, and general real estate taxes for 2022, 2<sup>nd</sup> installment and subsequent years

Permanent Real Estate Index Number: 20-11-424-045-1009

Address of Real Estate: 5417 S. Dorchester Ave., Unit 3W, Chicago, IL 60615

Hereby waiving all rights under the homestead laws of the State of Illinois

Dated this 22<sup>nd</sup> day of July, 2023

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Nir Goldberg  
Nir Goldberg

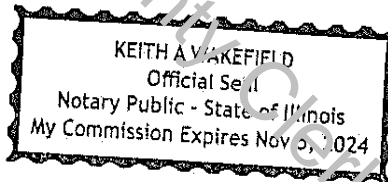
Ayelet Kotler  
Ayelet Kotler

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, Certify that Nir Goldberg and Ayelet Kotler, 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 his/her 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 22<sup>nd</sup> day of July, 2023

[Signature]  
(Notary Public)



Prepared by:  
Linda Abrahams  
Law Office of Linda Abrahams  
956 Edgebrook Lane  
Northbrook, IL 60062

Name and Address of Taxpayer and Mail To:  
Linyang Zhang  
5417 S. Dorchester, Unit 3W  
Chicago, IL 60615

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23ST01069NB

For APN/Parcel ID(s): 20-11-424-045-1009

UNIT NUMBER 9, IN THE DORCHESTER COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF LOTS 14 AND 15 IN BLOCK 42 IN HYDE PARK, IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL),

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 38092, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24259146, AND AMENDED BY DOCUMENT NUMBER 2439077, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office