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WARRANTY DEED

MAIL TO:

YI SITU LI FANG FANG ZHONG PING SITU 974 W. 35TH PLACE, UNIT 602 CHICAGO, IL, 60609

NAME AND ADDRESS OF TAXPAYER:

YI SITU LI FANG FANG ZHONG PING SITU 974 W. 35TH PLACE, UNIT 602 CHICAGO, IL, 60609 Doc#. 2324441312 Fee: \$107.00

Karen A. Yarbrough
Cook County Clerk

Date: 09/01/2023 04:03 PM Pg: 1 of 4

Dec ID 20230801611362

ST/CO Stamp 0-631-264-720 ST Tax \$248.00 CO Tax \$124.00

City Stamp 0-966-809-040 City Tax: \$2,736.76

THE GRANTOR, RMD, LLC, an Illinois Limited Liability Company, incorporated in the state of Illinois, with its principal place of business located at 3826 South Normal, Chicago, County of Cook, Illinois, 60609, and whose manager is Ramona DiFoggio, for and in consideration of Ten and 00/100 Dol ars (\$10.00) and other good and valuable consideration in hand paid, CONEYS AND WARRANTS to THE GRANTEES, YI SITU and unmarried woman, LI FANG FANG, a married woman, and ZHONG PING SITU, a married man, all of the GRANTEES being from 2830 S. Hillock Avenue, Rear, Chicago, IL, 60608, of the County of Cook, of the State of Illinois, not as tenants in common, but as JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, the following described Real Estate to wit:

Units 602 and P-12 in the Morgan Lofts Condominium as delineated on survey of the following described tract of land:

Lots 17, 18, 19 and 20 (except that part of Lot 17 in Block 3 in Gage Lemoyne Hublard and Others Subdivision described as follows:

Starting at the Southeast corner of Lot 17 thence North 90 degrees 00 minutes 00 seconds, a distance of 1.07 ft; Thence West 90 degrees 00 minutes 00 seconds, a distance of 1.00 feet to a point of beginning, there North 90 degrees 00 minutes 00 seconds West, a distance of 20.08 feet; Thence West 90 degrees 00 minutes 00 seconds, a distance of 51.21 feet; Thence South 90 degrees 00 minutes 00 seconds, a distance of 20.68 feet; Thence East 90 degrees 00 minutes 00 seconds 2.66 feet, thence North 90 degrees 00 minutes 00 seconds 3.00 feet, thence East 90 degree 00 minutes 00 seconds, a distance of 9.39 feet; Thence South 90 degrees 00 minutes 00 seconds, a distance of 3.00 feet; Thence East 90 degrees 00 minutes 00 seconds, a distance of 26.61 feet; Thence North 90 degrees 00 minutes 00 seconds, a distance of 0.30 feet; Thence East 90 degrees 00 minutes 00 seconds, a distance of 12.47 feet to the point of beginning, lying above elevation 12.52 feet and below elevation 29.25 feet, also excepting that part of Lot 17 in Block 3 in Gage Lemoyne Hubbard and Others Subdivision described as follows: Starting at the Southwest corner of Lot 17 thence North 90 degrees 00 minutes 00 seconds, a distance of 0.97 feet; Thence East 90 degrees 00 minutes 00 seconds, a distance of 1.00 feet to a point of beginning, Thence North 90 degrees 00 minutes 00 seconds, a distance of 14.88 feet; Thence East 90 degrees 00 minutes 00 seconds, a distance of 26.00 feet; Thence South 90 degrees 00 minutes 00 seconds, a distance of 2.75 feet; Thence East 90 degrees 00 minutes 00 seconds, a distance of 8.50 feet; Thence North 90 degrees 00 minutes 00 seconds, a distance of 8.25 feet; Thence East 90 degrees 00 minutes 00 seconds, a distance of 34.33 feet; Thence South 90

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degrees 00 minutes 00 seconds, a distance of 8.33 feet; Thence West 90 degrees 00 minutes 00 seconds, a distance of 0.50 feet; Thence South 90 degrees 00 minutes 00 seconds, a distance of 12.35 feet; Thence West 90 degrees 00 minutes 00 seconds a distance of 3.10 feet; Thence West 90 degrees 00 minutes 00 seconds, a distance of 9.34 feet; Thence South 90 degrees 00 minutes 00 seconds, a distance of 3.10 feet; Thence West 90 degrees 00 minutes 00 seconds, a distance of 26.61 feet; Thence North 90 degrees 00 minutes 00 seconds, a distance of 26.61 feet; Thence North 90 degrees 00 minutes 00 seconds, a distance of 12.42 feet to the point of beginning lying above elevation 12.52 feet and lying below elevation 29.25 feet, all in the East 1/2 of the Southeast 1/4 of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0701015044; together with it subdivided percentage interest in the common elements in Cook County Illinois.

Commonly known as: 974 W. 35th Place, Unit 602 and P-12, Chicago, IL, 60609

Permanent Index Number: Parcel 1 17-32-402-026-1046; Parcel 2 17-32-402-026-1072

SUBJECT TO: 1.) A'1 e isements, 2.) rights of way, 3.) protective covenants, 4.) mineral reservations of record, 5.) all applicable zoning laws and ordinances.

GRANTOR hereby releases and vaives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Dated this Day of 18 August 2023

Ramona DiFoggio, Manager of RMD, LLC, an Illinois Limited Liability Company

State of Illinois)

) SS

County of Cook

I, the undersigned, a Notary Public in and for the said County, in the State africasid, DO HEREBY CERTIFY that Ramona DiFoggio, manager of RMD, LLC, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal, this 18th Day of August 2023,

My Commission Expires 5 December 2023

Notary Public

This instrument was prepared by:

Rafael Albarran, Esq. The Law Office of Rafael Albarran, LLC 1950 S. Harlem, Suite 101 Palos Heights, IL,60463 RAFAEL ALBARRAN
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 819222
My Commission Expires December 5, 2023

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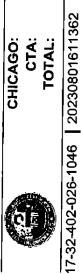
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744.00 2,604.00 * 1,860.00 CTA: TOTAL: CHICAGO:

0-966-809-040

Fotal does not include any applicable penalty or interest due.



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124.00 248.00 372.00

COUNTY: TOTAL: 20230801611362 | 0-631-264-720

