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23244150130

WARRANTY DEED

Doc# 2324415013 Fee \$88.00

MAIL TO:

RHSP FEE:\$18.00 RPRF FEE: \$1.00

Lydia Chen
2076 Valor Court
Glenview, Illinois 60025

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 11:14 AM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:

Lydia Chen
2076 Valor Court
Glenview, Illinois 60025

THE GRANTOR(S), LYDIA L. CHEN, widowed and not since remarried of Glenview, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY and WARRANT to LYDIA L. CHEN, as trustee of the LYDIA L. CHEN REVOCABLE TRUST, dated December 28, 1988, Grantees' Address: 2076 Valor Court, Glenview, Illinois, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General Real Estate Taxes not yet due and payable as of date hereof; covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Permanent Real Estate Index Number: 17-10-214-016-1294, 17-10-214-019-1353, & 17-10-214-019-1355
Address of Real Estate: 505 N. Lake Shore Drive, Units 4301, D-38 & D-40, Illinois 60611

*** THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST ***

Dated this 18 day of August, 2023.

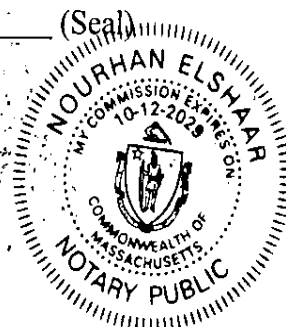
Exempt under Real Estate Transfer Tax Law 35 ILCS 2000/31-45 sub par. E



LYDIA L. CHEN



LYDIA L. CHEN



Dated: 8/18/2023

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STATE OF MA)
) SS.
COUNTY OF Woburn

I, the undersigned, a Notary Public in and for said State, DO HEREBY CERTIFY that LYDIA L. CHEN is/are 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 (s)he/they signed, sealed and delivered the said instrument as free and voluntary act(s), 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 18 day of August, 2023.

Nurhan Elshaar
Notary Public



[NOTARIAL SEAL]

REAL ESTATE TRANSFER TAX		01-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-10-214-016-1294 | 20230901615621 | 1-999-582-672

Total does not include any applicable penalty or interest due.



REAL ESTATE TRANSFER TAX		01-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-214-016-1294 | 20230901615621 | 1-581-594-014

NAME & ADDRESS OF PREPARER:
Robert Lin
903 Commerce Drive, Suite 210
Oak Brook, IL 60523

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LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

PARCEL 1: UNIT 4301 IN LAKE POINT TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 88309162, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS, AND UTILITY SERVICES AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09, DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160.

PARCEL 3: UNIT NUMBER D-38 & D-40 IN LAKE POINT TOWER GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95898155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENTS FOR THE BENEFIT OF PARCEL 3 AND OTHER PROPERTY FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09 DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160 AND RERECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88146237, AS AMENDED BY INSTRUMENT RECORDED AUGUST 19, 1992 AS DOCUMENT 92616148, AND AS FURTHER AMENDED BY INSTRUMENT RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898506.

Note: For informational purposes only, the land is known as:
505 North Lake Shore Drive, 4301, D-38 & D-40
Chicago, IL 60611

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STATEMENT BY GRANTOR AND GRANTEE

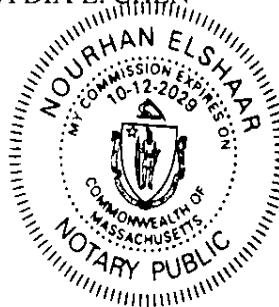
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognize as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 18, 2023

Signature: *Lydia Chen*
LYDIA L. CHEN

Subscribed and sworn to before me by the said LYDIA L. CHEN this 18 day of August, 2023

Nourhan Elshaar
Notary Public



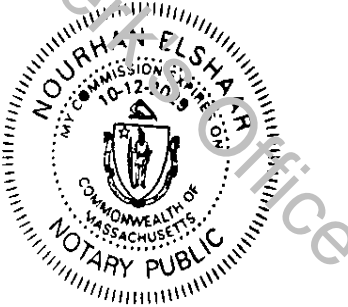
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 18, 2023

Signature: *Lydia Chen*
LYDIA L. CHEN

Subscribed and sworn to before me by the said LYDIA L. CHEN this 18 day of August, 2023

Nourhan Elshaar
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)