

# UNOFFICIAL COPY

770666 1/3  
WARRANTY DEED  
Statutory (ILLINOIS)



Doc# 2325446028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/11/2023 11:35 AM PG: 1 OF 5

THE GRANTOR,  
Abdellatif Ouhabi and Li-Su Chuang,  
husband and wife, of Chicago, County of  
Cook, State of Illinois for and in  
consideration of TEN AND NO/100  
(\$10.00) and other good and valuable  
consideration in hand paid, CONVEY and  
WARRANT to Weiliang Lu, ~~Markman~~, the  
following Described Real Estate situated in  
the County of Cook, in the State of Illinois,  
to wit:

\* Whose address is 107443414 PL,  
SEE LEGAL DESCRIPTION ATTACHED Chicago,  
IL 60608

SUBJECT TO THE FOLLOWING:

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

General real estate taxes not due and payable at the time of Closing; 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.

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 as SOLE OWNER forever.

Permanent Index Number: 17-34-102-051-1105

Commonly Known As: 118 E. 32<sup>nd</sup> St, Chicago, IL 60616

DATED THIS 12 DAY OF July, 2023

Abdellatif Ouhabi

Li-Su Chuang

PREPARED BY:  
JOHN P. CARLIN, 1305 REMINGTON RD., STE C., SCHAUMBURG, IL 60173

MAIL TO: ~~EA W OFFICES OF MA & LI, P.C., ATTN: WEILIANG LU, 2961 SOUTH ARCHER AVENUE, CHICAGO, IL 60608~~  
118 E 32<sup>nd</sup> St. Chicago. IL 60616

GRANTEE AND TAXES TO: WEILIANG LU; 118 E. 32<sup>ND</sup> ST, CHICAGO, IL 60616

S Y  
P 5  
S Y-1  
SC Y  
INT Ek

# UNOFFICIAL COPY

THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED IN THIS DEED IS AS FOLLOWS:

PARCEL 1: UNIT NO. 118 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HERINAFTER DESCRIBED), TOGETHER WITH ITS ~~UNDIVIDED~~ PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED DECEMBER 7, 1999, WHICH LEASE WAS RECORDED FEBRUARY 29, 2000 AS DOCUMENT 00147967, AND ASSIGNMENT THERETO RECORDED AUGUST 14, 2001 AS DOCUMENT NUMBER 0010745944 WHICH LEASE DEMISES THE LAND (AS HERINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPORVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPORVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010205852, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-23, P-24 AND PATIO, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

See attached (A)

Permanent Index Number: 17-34-102-051-1105

Commonly Known As: 118 E. 32<sup>nd</sup> St. Chicago, IL 60616

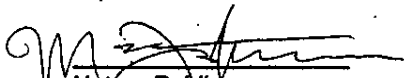
State of IL

County of COOK

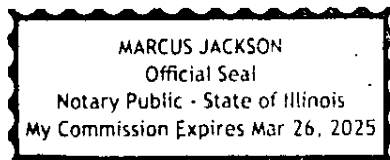
I, MARCUS JACKSON a Notary Public in and for said County and State, do hereby

certify that Li-Su Chuang + Abdellatif Ouhabi 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 \_\_\_\_\_ signed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the purposes and therein set forth.

Given under my hand and official seal, this 12 of July 2023

  
Notary Public

My commission expires: March 26, 2023



**UNOFFICIAL COPY**

File No: 770666

**EXHIBIT "A"**

**PARCEL 1: UNIT NO. 118 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:**

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED DECEMBER 7, 1999, WHICH LEASE WAS RECORDED FEBRUARY 29, 2000 AS DOCUMENT 00147967, AND ASSIGNMENT THERETO RECORDED AUGUST 14, 2001 AS DOCUMENT NUMBER 0010745944 WHICH LEASE DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010205852, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-23, P-24 AND PATIO, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.**

17-34-102-05-1105④

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

01-Sep-2023



**CHICAGO:**

2,557.50

**GTA:**

1,023.00

**TOTAL:**

3,580.50\*

17-34-102-051-1105 | 20230401604674 | 0-164-279-760

\* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

01-Sep-2023



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

170.50  
341.00  
511.50

17-34-102-051-1105

20230401604674

1-598-993-872

Property of Cook County Clerk's Office