

UNOFFICIAL COPY

Doc#: 2327041047 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2023 10:29 AM Pg: 1 of 4

Dec ID 20230901629794
ST/CO Stamp 2-005-122-512 ST Tax \$505.00 CO Tax \$252.50
City Stamp 1-070-072-784 City Tax: \$5,302.50

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR, Clifford Black, unmarried, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, Belinda Wong Abraham and Christopher Abraham, as co-Trustees of the Wong Abraham Trust under a trust agreement dated 7/14/23, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

PARCEL 1:

UNITS 1806 AND P5-51 IN 340 ON THE PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF SP5-35, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

UNOFFICIAL COPY

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessment confirmed and unconfirmed; condominium declarations and bylaws, if any; existing leases and tenancies, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 17-10-318-058-1124, 17-10-318-058-1715

Address(es) of Real Estate: 340 E Randolph St Unit 1806 Chicago IL 60601

TO HAVE AND TO HOLD said premises forever.

09/18/2023

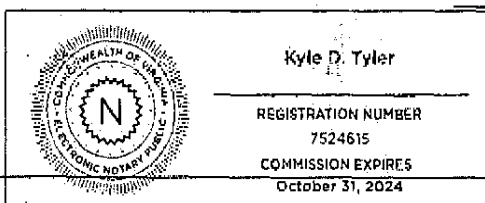
Clifford Black

Clifford Black

STATE OF Virginia COUNTY OF Loudoun SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Clifford Black, unmarried GRANTOR, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 09/18/2023



[Signature]

(Notary Public)

Notarized online using audio-video communication

UNOFFICIAL COPY

Prepared by:

Matthew R. Gallagher
5773 N Lincoln Ave
Chicago, IL 60659

Mail To and Name and Address of Taxpayer:

Belinda Wong Abraham
340 E Randolph St Unit 1806
Chicago IL 60601

Property of Cook County Clerk's Office

UNOFFICIAL COPY



17-10-318-058-1124 | 20230901629794 | 2-005-122-512

COUNTY:	252.50
ILLINOIS:	605.00
TOTAL:	857.50

NEAL ESTATE TRANSFER TAX



17-10-318-058-1124	20230901629794	21-Sep-2023
CHICAGO:		3,787.50
CTA:		1,515.00
TOTAL:		5,302.50 *

17-10-318-058-1124 | 20230901629794 | 1-070-072-784

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

Property of Cook County Clerk's Office