



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY



2327108026

Doc# 2327108026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2023 11:35 AM PG: 1 OF 4

THE GRANTOR, **EZMB LLC**, an Illinois limited liability company, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS to **Andrew Liu and Xiaoyu Liu**, a married couple as Tenants by the Entirety of 1531 West Barry Avenue, Unit 2, Chicago, Illinois 60657-3105 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 2, G-2, G-3, AND R-2 IN THE 1531 WEST BARRY CONDOMINIUM, LOCATED ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 18 IN SUNDMACHER AND GLADES SUBDIVISION OF BLOCKS 14 AND 15 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CODOMINIUM RECORDED Sept. 14 2023 AS DOCUMENT NUMBER 232557091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements and roads and highways, General taxes for the year 2022 2nd installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

THIS IS NOT HOMESTEAD PROPERTY IN GRANTOR

Permanent Real Estate Index Number(s): 14-29-108-014-0000 (Underlying)
Address(es) of Real Estate: 1531 West Barry Ave, Unit 2, Chicago, IL 60657-3105

EZMB LLC,
an Illinois limited liability company
Dated this 18th day of September 2023.

By:
Zdzislaw Banys, President of E Z B M, Inc., an Illinois Corporation
Manager of EZMB, LLC, an Illinois limited liability company

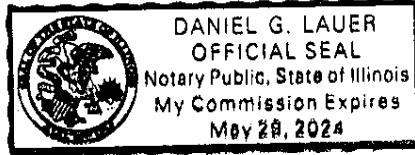
Chicago Title 232557091 1002 HUS

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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the Country aforesaid, CERTIFY THAT **Zdzislaw J. Banys** the duly authorized President of the Manager of EZMB, LLC, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of September 2023.



(Notary Public)

Prepared By:

Daniel G. Lauer (Attorney at Law)
 1424 W. Division Street
 Chicago, Illinois 60642

Mail To:

Bradford Miller
 10 S. LaSalle, Suite 2920
 Chicago, IL 60603

Name & Address of Taxpayer:

Andrew Liu and Xiaoyo Liu
 1531 W Barry Ave., Unit 2
 Chicago, IL 60657

REAL ESTATE TRANSFER TAX

22-Sep-2023

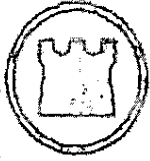


CHICAGO:	9,000.00
CTA:	3,600.00
TOTAL:	12,600.00 *

14-29-108-014-0000 | 20230901631032 | 0-677-905-360

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

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA255612LP

For APN/Parcel ID(s): 14-29-108-014-0000

PARCEL 1:



UNIT NO. 2 IN THE 1531 WEST BARRY CONDOMINIUM, LOCATED ON THE FOLLOWING DESCRIBED PROPERTY

LOT 18 IN SUNDMACHER AND GLADES SUBDIVISION OF BLOCKS 14 AND 15 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 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 SEPTEMBER 14, 2023 AS DOCUMENT NUMBER 2325757091 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE TO THE USE OF PARKING SPACES G-2 AND G-3 AND ROOF DECK R-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED SEPTEMBER 14, 2023 AS DOCUMENT NUMBER 2325757091

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14-29-108-014-0000	20230901631032	1-240-399-312	 	COUNTY: 600.00 ILLINOIS: 1,200.00 TOTAL: 1,800.00
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Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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