

# UNOFFICIAL COPY

Doc#: 2327629096 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/03/2023 11:04 AM Pg: 1 of 3

Dec ID 20230901616359  
ST/CO Stamp 0-267-492-816 ST Tax \$172.00 CO Tax \$86.00  
City Stamp 0-588-979-664 City Tax: \$1,806.00

## WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

PT23-94938 1/2

THE GRANTOR YangShah LLC, an Illinois limited liability company, a Corporation licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Colette Cogley, a unmarried woman, of 1560 North Sandburg Terrace, Unit 707J, Chicago, IL 60610, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-33-422-068-1012

Property Address: 1636 North Wells Street, Unit 412, Chicago, IL 60614

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**SUBJECT TO:** 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; and general real estate taxes not due and payable at the time of Closing.

PROPER TITLE, LLC

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Dated this 29 day of August, 2023.

X Mina Yang  
YangShah LLC, an Illinois limited  
liability company  
By: Mina Yang, Member

X Chirag Shah  
YangShah LLC, an Illinois limited  
liability company  
By: Chirag Shah, Member

STATE OF Illinois )  
                                  ) SS,  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mina Yang and Chirag Shah, Members, YangShah LLC, an Illinois limited liability company, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29 day of August, 2023.



Cynthia Ramirez  
Notary Public

**THIS INSTRUMENT PREPARED BY**

Michelle Laiss  
1530 West Fullerton Avenue  
Chicago, IL 60614

MAIL TO:  
Colette Cogley  
1636 North Wells Street  
Unit 412  
Chicago, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

Colette Cogley  
1636 North Wells Street  
Unit 412  
Chicago, IL 60614

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 412 IN AMERICANA TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

SUB-LOT 14 IN THE SUBDIVISION OF LOTS 14 TO 19 AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; ALSO LOTS AND PARTS OF LOT IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267612 AND FILED AS LR2991060 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS CREATED BY GRANT DATED OCTOBER 26, 1926 AND FILED OCTOBER 29, 1926 AS DOCUMENT LR326084, FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

14-33-422-068-1012