



# UNOFFICIAL COPY

Doc#: 2327746130 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 03:50 PM Pg: 1 of 3

Dec ID 20230901629915  
ST/CO Stamp 1-833-526-224 ST Tax \$505.00 CO Tax \$252.50  
City Stamp 0-442-045-392 City Tax: \$5,302.50

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Qixin Chen  
240 E. Illinois St., Unit 306  
Chicago, IL 60611

### MAIL REAL ESTATE TAX BILL TO:

Qixin Chen  
240 E. Illinois St., Unit 306  
Chicago, IL 60611

(Reserved for Recorders Use Only)

**THE GRANTOR:** Noel Beavis, a single man, of 401 N. Wabash Ave., Unit 35A, Chicago, IL 60611, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Qixin Chen, a single woman**, of 130 N. Garland Ct., Apt. 2006, Chicago, IL 60602, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly known as:** 240 E. Illinois St., Unit 306, & P717 Chicago, IL 60611  
**PIN:** 17-10-212-031-1006 and 17-10-212-044-1072

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.

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## LEGAL DESCRIPTION

Order No.: 23GCO059023SK

For APN/Parcel ID(s): 17-10-212-031-1006 and 17-10-212-044-1072

PARCEL 1:

UNIT 306 IN THE LOFTS AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0630315058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT 0606745116.

PARCEL 3:

GARAGE UNIT NUMBER P-717 IN THE GARAGE AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 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 AS DOCUMENT 0630315059 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3 OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT 0606745116.