

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2329028257 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/17/2023 03:58 PM Pg: 1 of 5

Dec ID 20230901628775  
ST/CO Stamp 2-089-497-552 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 0-100-742-096 City Tax: \$3,150.00

The Grantors, **Jian He & Jun Cao**, husband & wife, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

144215

**Hardik Bhupendrakumar Shah**, A Single Man, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 1620 S. Michigan Ave, Unit 409 and P-58, Chicago, IL 60616

Parcel ID Number: 17-22-301-065-1305 & 17-22-301-065-1305

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

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[SIGNATURE & NOTARY PAGE TO FOLLOW]

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DATED this 12 day of Sept, 2023

Jian He  
Jian He

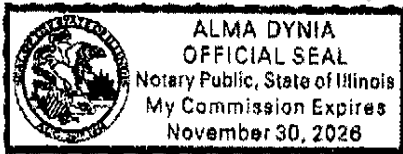
Jun Cao  
Jun Cao

State of ILLINOIS

County of COOK

The undersigned, a notary public in and for the above county and state, certifies that Jian He & Jun Cao, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantor, for the uses and purposes set forth therein.

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



[Signature]  
NOTARY PUBLIC

**DEED PREPARED BY:**  
Alfred S. Dynia  
6444 N Milwaukee Ave  
Chicago, IL 60631

**MAIL DEED TO:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SEND TAX BILL TO:**  
Hardik Bhupendrakumar Shah  
1620 S. Michigan Ave #409  
Chicago, IL 60616

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## Exhibit "A" Legal Description

UNIT 409 AND P-58 IN THE 1620 S. MICHIGAN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

**PARCEL 1:**

THE NORTH 25.00 FEET OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT 3 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MICHIGAN AVENUE, 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF MICHIGAN AVENUE TO THE SOUTH LINE OF LOT 3; THENCE NORTH ALONG THE WEST LINE OF SAID LOT TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

ALL OF LOT 4 AND THAT PART OF LOT 5 LYING NORTH OF THE SOUTH 50.65 FEET OF SAID LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE NORTH 28.15 FEET OF THE SOUTH 50.65 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

LOT 6 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 6:**

THE NORTH 3 FEET OF LOT 31 IN DEXTER SUBDIVISION OF BLOCK 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, IN COOK COUNTY, ILLINOIS.

**PARCEL 7:**

THE SOUTH 22 1/2 FEET OF LOT 5 IN BLOCK 3 IN CLARKE'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 8:**

THE SOUTH 22 FEET OF LOT 31 AND THE NORTH 1.5 FEET OF LOT 30 IN S. N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 22, 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 0621539044, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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**REAL ESTATE TRANSFER TAX**

09-Oct-2023



COUNTY:	150.00
ILLINOIS:	300.00
TOTAL:	450.00

17-22-301-065-1035

20230901628775 | 2-089-497-552

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

09-Oct-2023



CHICAGO:	2,250.00
CTA:	900.00
<b>TOTAL:</b>	<b>3,150.00 *</b>

17-22-301-065-1035 | 20230901628775 | 0-100-742-096

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