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Doc# 2329857025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/25/2023 03:15 PM PG: 1 OF 4

WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

23-153843 10F1

THE GRANTOR, HENRIQUE CHANG, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, LEVON HAYRAPETIAN, _____, and NELLI AVETSIYAN, _____, of the City of Chicago, Cook County, State of Illinois, _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT A HOMESTEAD PROPERTY
SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2022 and subsequent years; and

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

Permanent Real Estate Index Number(s): 17-09-227-033-1082 and 17-09-227-033-1152
Address(es) of Real Estate: 635 N. Dearborn, #2006, Chicago, IL 60654

Dated this **SEP. 28 2023** Day of _____, 20____.


** MARRIED TO EACH OTHER, AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP*

REAL ESTATE TRANSFER TAX		25-Oct-2023
	CHICAGO:	2,850.00
	CTA:	1,140.00
	TOTAL:	3,990.00 *
17-09-227-033-1082 20231001658863 0-360-777-680		
* Total does not include any applicable penalty or interest due.		

Mail To: *LEVON HAYRAPETIAN, 6107 FIREFLY LN, SUGARLAND, TX 77479*
GRANTEE AND
Send Subsequent Tax Bills to: *LEVON HAYRAPETIAN 6107 FIREFLY LN, SUGARLAND, TX 77479*

REAL ESTATE TRANSFER TAX		25-Oct-2023
	COUNTY:	190.00
	ILLINOIS:	380.00
	TOTAL:	570.00
17-09-227-033-1082 20231001658863 1-708-787-664		

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HENRIQUE CHANG

State of Taiwan
City of Taipei
County of Taiwan, Taipei Office) ss

Taipei, Taiwan

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY HENRIQUE CHANG personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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. This document was executed without Exhibit "A" attached

Given under my hand and official seal, this SEP. 28 2023 day of September, 2023
by Henrique Chang


(Notary Public) Commission Expires Indefinite
This instrument was prepared by Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Marc A. Monroig
Consular Officer



Property of Cook County Clerk's Office

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Doma Title Insurance, Inc.

Commitment Number: 23-153843-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL I: UNIT 2006 AND UNIT P-28 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WEST OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF LOTS 7, 8 AND THE SOUTH 29.00 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF ORIGINAL LOTS 7, 8 AND THE SOUTH 29.00 FEET OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1880 AS DOCUMENT NUMBER 267886, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 5 IN BLOCK 24, THENCE SOUTH 89 DEGREES 29 MINUTES 45 SECONDS WEST, BEING AN ASSUMED BEARING ON THE SOUTH LINE OF LOTS 5 AND 6 IN BLOCK 24 IN SAID WOLCOTT'S ADDITION TO CHICAGO AND THE SOUTH LINE OF LOT 7 IN SAID COUNTY CLERK'S DIVISION, ALL INCLUSIVE, A DISTANCE OF 19.09 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 45 SECONDS WEST, ON SAID SOUTH LINE, 120.76 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTH 00 DEGREES 25 MINUTES 45 SECONDS WEST, ON THE WEST LINE OF SAID LOTS 3 THROUGH 7, ALL INCLUSIVE, A DISTANCE OF 37.34 FEET, THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST, 3.85 FEET THENCE NORTH 00 DEGREES 30 SECONDS 15 SECONDS WEST, 1.05 FEET THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST, 91.66 FEET THENCE NORTH 00 DEGREES 30 SECONDS 15 SECONDS WEST, 2.13 FEET THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST, 8.43 FEET THENCE NORTH 00 DEGREES 30 SECONDS 15 SECONDS WEST 12.23 FEET THENCE SOUTH 89 DEGREES 29 MINUTES 45 SECONDS WEST, 2.79 FEET THENCE NORTH 00 DEGREES 30 SECONDS 15 SECONDS WEST, 10.61 FEET THENCE NORTH 45 DEGREES 30 MINUTES 15 SECONDS WEST, 6.81 FEET THENCE NORTH 00 DEGREES 30 SECONDS 15 SECONDS WEST, 14.97 FEET THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST 18.07 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 5.32 FEET THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST, 3.34 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 19.74 FEET THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST, 4.00 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 30.71 FEET THENCE SOUTH 89 DEGREES 29 MINUTES 45 SECONDS WEST, 4.17 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 6.94 FEET THENCE SOUTH 89 DEGREES 29 MINUTES 45 SECONDS WEST, 3.00 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 8.62 FEET THENCE NORTH 89 DEGREES 29 MINUTES 45 SECONDS EAST, 7.14 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 3.17 FEET THENCE SOUTH 89 DEGREES 29 MINUTES 45 SECONDS WEST, 1.00 FEET THENCE SOUTH 00 DEGREES 30 SECONDS 15 SECONDS EAST, 8.65 FEET TO THE POINT OF BEGINNING, ALL OF THE ABOVE DESCRIBED PARCELLYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +31.58 CHICAGO CITY DATUM, IN THE WEST 44.00 FEET OF THE ABOVE DESCRIBED METES AND BOUNDS PARCEL, AND LYING BELOW A SLOPING HORIZONTAL

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EXHIBIT A (Continued)

Commitment Number: 23-153843-PTG

PLANE WHICH BEGINS AT A LINE 44.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS 3 THROUGH 7, INCLUSIVE, AT AN ELEVATION OF +31.58 CHICAGO CITY DATUM TO A LINE 95.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOTS 3 THROUGH 7, INCLUSIVE, AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.42 CHICAGO CITY DATUM IN THE SOUTH 38.00 FEET OF THE ABOVE DESCRIBED METES AND BOUNDS PARCEL LYING EAST OF SAID LINE, 95.00 FEET EAST OF AND PARALLEL LINE, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 38.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ABOVE DESCRIBED METES AND BOUNDS PARCEL AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM TO A LINE 60.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE ABOVE DESCRIBED METES AND BOUNDS PARCEL AT AN ELEVATION OF +24.72 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +24.72 CHICAGO CITY DATUM IN THAT PART OF THE ABOVE DESCRIBED METES AND BOUNDS PARCEL LYING NORTH OF A LINE 60.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 5 AND 6 IN BLOCK 24 IN SAID WOLCOTT'S ADDITION TO CHICAGO, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" ATTACHED TO AND A PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE CARAVEL CONDOMINIUM ASSOCIATION MADE BY THE CARAVEL DEVELOPMENT GROUP (LV), AN ILLINOIS LIMITED LIABILITY COMPANY, DATED FEBRUARY 17, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AND AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL II: NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT AND UTILITIES FOR THE BENEFIT OF PARCEL I AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS MADE BY THE CARAVEL DEVELOPMENT GROUP LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275985, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

P.I.N.:
17-09-227-033-1082
17-09-227-033-1152

C.K.A.: 635 N Dearborn #2006, Chicago, IL 60654