

# UNOFFICIAL COPY

Doc#. 2330506090 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2023 11:06 AM Pg: 1 of 2

This Instrument was prepared by:  
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Dec ID 20231001652871  
ST/CO Stamp 1-187-465-168 ST Tax \$665.00 CO Tax \$332.50  
City Stamp 0-776-423-376 City Tax: \$6,982.50

After recording, please mail to, and  
Mail Subsequent Tax Bills to:  
John Carpenter and Leah Carpenter  
17 N. Loomis St., Unit 1J  
Chicago, IL 60607

## WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, **ALEXANDER X. SHENG and NEHA SHENG**, married to each other, of 17 N. Loomis, Unit 1J, Chicago, IL 60607, for and in consideration of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid, do hereby **CONVEY and WARRANT** unto **JOHN CARPENTER and LEAH CARPENTER**, married to each other, GRANTEES, of 1800 N. Clybourn Ave., Chicago, IL 60614, as TENANTS BY THE ENTIRETY, following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

Parcel 1: Unit: 1J in the Heartbreak Loftominium, a Condominium, as delineated on a survey of the following described real estate: Lots 29 to 32 in Block 6 in Malcolm M. McNeil's Subdivision of Blocks 6, 7 and 8 in Wrights Addition to Chicago in the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 00769054, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Unit P-29 in the Heartbreak Garage Condominium, as delineated on a survey of the following described real estate: Certain parts of Lots 23 to 28, both inclusive, in Block 6 in Malcolm M. McNeil's Subdivision of Blocks 6, 7 and 8 in Wright's Addition to Chicago in the Southwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 00769055, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 3: Non-exclusive easements for the benefit of Parcel 1 for Ingress, egress, use, maintenance, utilities and enjoyment as set forth in the declaration of covenants, conditions, restrictions and reciprocal easements recorded as Document Number 00730333.

PROPERTY: 17 N. Loomis, Unit 1J and P-29, Chicago, IL 60607  
PINs: 17-08-335-029-1034; and  
17-08-335-031-1003

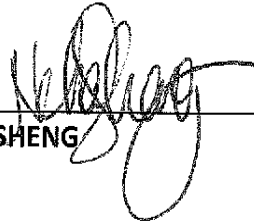
Subject to: Covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

# UNOFFICIAL COPY

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

DATED this 23<sup>rd</sup> day of October, 2023.


  
\_\_\_\_\_  
ALEXANDER X. SHENG (SEAL)

  
\_\_\_\_\_  
NEHA SHENG (SEAL)

State of ILLINOIS )  
                                  ) SS  
County of LAKE        )

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ALEXANDER X. SHENG and NEHA SHENG, personally 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 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.

Given under my hand and official seal this 23<sup>rd</sup> day of October, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC



Property of Cook County Clerk's Office