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Doc#: 2402433084 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 09:49 AM Pg: 1 of 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Asheba Law Group
117 N. JEFFERSON ST.
STE 601
CHICAGO, IL 60661

Dec ID 20240101608911
ST/CO Stamp 1-714-676-784 ST Tax \$480.00 CO Tax \$240.00
City Stamp 0-104-064-048 City Tax: \$5,040.00

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Raya Safa
600 N. Fairbanks Ct. UNIT 2008
Chicago, IL 60611

Chicago Title

235NW 77467RM 1/2 ✓

THE GRANTOR: Michael Chang, A/K/A Michael Matthew Chang, a Single Person, of 600 N. Fairbanks Ct., 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 Raya Safa, SINGLE**, of **515 HEATHER DR APT 215, DEARBORN, MI 48116**, 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: 600 N. Fairbanks Ct., Chicago, IL 60611
PIN: 17-10-206-035-1344 and 17-10-206-035-1252

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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DATED this 3rd day of January, 2024.

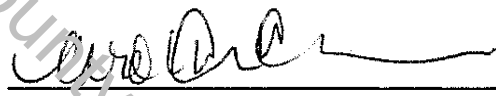


Michael Chang AKA Michael Matthew Chang

STATE OF Illinois)
COUNTY OF Cook)SS

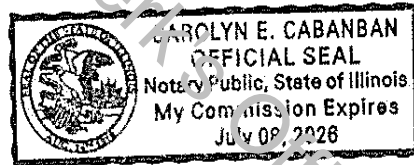
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Michael Chang AKA Michael Matthew Chang**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 3rd day of January, 2024.



Notary Public

NAME AND ADDRESS OF PREPARER:
Susan J. Kim
Attorney at Law
21660 W. Field Pkwy., Suite 118
Deer Park, IL 60010



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GNW277467RM

For APN/Parcel ID(s): 17-10-206-035-1344 and 17-10-206-035-1252

UNITS 2808 AND P10-13 IN 600 NORTH FAIRBANKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING LEGAL DESCRIPTION:

PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.