

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2402928032 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 11:21 AM Pg: 1 of 2

Dec ID 20240101621496
ST/CO Stamp 2-096-974-896 ST Tax \$123.00 CO Tax \$61.50
City Stamp 0-135-908-400 City Tax: \$1,291.50

THE GRANTOR, **Michael Moreno**, a single man, of 1700 E. 56th Street, Unit 3506, Chicago, IL 60637, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Zhenyu Wang**, an unmarried man, of 5200 S. Blackstone Avenue, Unit 806, Chicago, IL 60615, as **sole owner**, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 3506 IN THE 1700 EAST 56TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 (EXCEPT THE NORTH 27 1/2 FEET THEREOF), ALL OF LOTS 9 TO 13, BOTH INCLUSIVE, LOT 14 (EXCEPT NORTH 30 FEET THEREOF) IN BLOCK 2 IN EAST END SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 38 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 94779999, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record building lines and easements, private, public and utility easements and roads and highways, and general future real estate taxes not due and payable at time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the grantee, his heirs, and assigns forever.

PIN: 20-13-102-029-1325
Commonly known as: 1700 E. 56th Street, Unit 3506, Chicago, IL 60637

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Dated this 19th day of January, 2024.


Michael Moreno

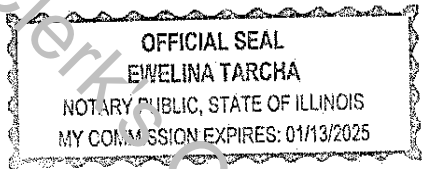
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT **Michael Moreno**, 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 acknowledged that he signed, sealed and delivered the same instrument as his 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 19th day of January, 2024.

Commission expires 01/13/2025


NOTARY PUBLIC



This instrument prepared by:
Law Office of Magdalena A. Murzanski, LLC
11 N. Northwest Highway, Suite 121
Park Ridge, IL 60068

AFTER RECORDING MAIL TO:

Zhenyu Wang
1700 E. 56th St., 3506
Chicago, IL 60637

SEND SUBSEQUENT TAX BILLS TO:

Zhenyu Wang
1700 E. 56th St., Unit 3506
Chicago, IL 60637