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Fidelity National Title OC24000370

Doc# 2406828096 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:31 PM Pg: 1 of 3

WARRANTY DEED

Doc ID 20240201636772

ST/Co Stamp 0-076-673-584 ST Tax \$162.00 CO Tax \$81.00

City Stamp 0-036-401-712 City Tax \$1,701.00

THIS INSTRUMENT WAS PREPARED BY:



THE GRANTOR(S), **RAYMOND CHANG**, of the City of Brea, in the County of Orange, in the State of California, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to THE GRANTEE(S), **RANDALL PROST, A Single MAN**, of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

** 55 EAST 62ND APT 3205
CHICAGO, IL 60611*

PARCEL 1:

UNIT 1309 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 25 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DMDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 22, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDON TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDmON AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

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EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT NUMBER 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 26017895.

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.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

233 E Erie St. Unit 1308 Chicago IL 60611

PIN NUMBER(S): 17-10-203-027-1049

ADDRESS:

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this *23rd* day of February, 2024.

Raymond Chang

RAYMOND CHANG (Seal)

STATE OF CALIFORNIA)
) SS
COUNTY OF *Orange* .)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT RAYMOND CHANG**, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 notarial seal, this *23rd* day of February, 2024.

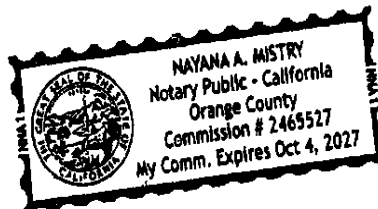
Nayana A. Mistry

Notary Public

THIS INSTRUMENT WAS PREPARED BY:



Vincent Anthony Incopero
381 North York Street, Suite 1
Elmhurst, IL 60126



*Tax Bill to: mail to
Randy Prost
55 East Erie St, Apt 3205
Chicago, IL 60611*

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

28-Feb-2024



COUNTY:	81.00
ILLINOIS:	162.00
TOTAL:	243.00

17-10-203-027-1049

| 20240201636772 | 0-076-673-584

REAL ESTATE TRANSFER TAX

28-Feb-2024



CHICAGO:	1,215.00
CTA:	486.00
TOTAL:	1,701.00 *

17-10-203-027-1049 | 20240201636772 | 0-036-401-712

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

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