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WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2408602352 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/26/2024 4:28 PM Pg: 1 of 2

Dec ID 20240301660845 ST/Co Stamp 1-571-989-040 ST Tax \$327.00 CO Tax \$163.50 City Stamp 0-592-160-304 City Tax \$3,433.50

THE GRANTOR, Park Row Holding LLC - Series A, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Xin Lao Liu, 170 University (1902)

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NO. 703 AND GARAGE UNIT NO. GU-39, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE RIVER VILLAGE LOFTS CONDOMINIUM, AS DELINFATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0721128852, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. S-40, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NO. \$22,22852.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT NO. 0010192877, AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT NO. 0021128849.

Property Index Numbers: 17-04-300-048-1136 and 17-04-300-048-1039

Property Address: 1000 N. Kingsbury Street #703 Chicago, IL 60610

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Dated this 1 (day of March, 2024.

Park Row Holding LLC - Series A

By: Matthew Raden

Its: Manager

STATE OF 16 CINUIS

SS

COUNTY OF DAPAGE

I, the undersigned, a Notary Public in an Cfor said County, in the State aforesaid, CERTIFY THAT Matthew Baden, personally known to me cobe the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this 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 1 day of March, 2024.

OFFICIAL SEAL
DEAN FUGATE
Notary Public • State of Illinois
My Commission Expires August, 23, 2027

Notary Public

MAIL RECORDED DEED TO:

1000 N. KMOSBURY St. #702 Viscous II Galas

<u>THIS INSTRUMENT DRAFTED BY:</u>

Dean N. Fugate Fogarty & Fugate LLC 203 N. LaSalle Street #2100 Chicago, IL 60601 SEND SUBSEQUENT TAX BILLS TO:

Xin Lao Liu 1000 N. Kingsbury Street #703 & P39 Chicago, IL 60610