

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, **HOWAI LEUNG**, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEY AND WARRANT to:

Doc#: 2410623124 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 2:37 PM Pg: 1 of 2

Dec ID 20240401676307
ST/Co Stamp 1-696-923-184 ST Tax \$300.00 CO Tax \$150.00
City Stamp 0-667-943-216 City Tax \$900.00

257W22nd LLC, an Illinois limited liability company,

In FEE SIMPLE, all interests in 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: **2002 Wentworth, RT16 & RT17, Chicago, IL 60616**

PIN: 17-21-431-083-1016 and 17-21-431-083-1017

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

Dated this 15th day of April, 2024

Howai Leung

HOWAI LEUNG

PROPERTY IS NOT HOMESTEAD FOR SELLER.
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **HOWAI LEUNG**, is/are known to me to be the same persons whose name(s) is/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 15th day of April, 2024.



[Signature]
NOTARY PUBLIC

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LEGAL DESCRIPTION

PARCEL 1: UNITS RT16 AND RT17 IN THE RICHLAND CENTER FOOD AND RETAIL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 34 IN CHINA TOWN SQUARE, BEING A SUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43 AND 44 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHINA TOWN SQUARE RECORDED MAY 8, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0931434044 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 29, 2008 AS DOCUMENT NUMBER 0836419039 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0902034072.

Commonly Known As: 2002 Wentworth, RT16 & RT17, Chicago, IL 60616

PIN: 17-21-431-083-1016 and 17-21-431-083-1017

Prepared by: Law Office of A.T. Alexandra Lee, 2252 S. Canal, Suite 229, Chicago, IL 60616

Send Deed to:

Wallace Moy
53 W. Jackson Blvd., Suite 1564
Chicago, IL 60604

Subsequent Tax Bills:

257W22nd LLC
268 W. Alexander St
Chicago, IL 60616