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WARRANTY DEED
ILLINOIS STATUTORY

(Individual to Individual)

BW23067287 VI

Doc#. 2412724165 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/6/2024 10:13 AM Pg: 1 of 3

Dec ID 20240401688258 ST/Co Stamp 0-893-917-488 ST Tax \$210.00 CO Tax \$105.00 City Stamp 0-625-482-032 City Tax \$2.205.00

THE GRANTOR(S)

Xiaomei Zhao, a married wordan of Aurora, Illinois 824 STATION BLVD, AULORA, IL 60504

for and in consideration of Ten and nc/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Khosro Beik and Brenda Berman of 1756 W. Newport Avenue, Chicago, Illinois 60657, husband and wife as tenants by the entirety

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

See Attached Exhibit "A"

SUBJECT TO: covenants, conditions, and restrictions of record; building lines and public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association decretation and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-10-209-025-1116

Property Address: 211 East Ohio Street, Unit 917, Chicago, IL 60611

THIS IS NOT HOMESTEAD PROPERTY

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

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STATE OF TL)

COUNTY OF Dulage 1

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Xiaomei Zhao

is/are personally known to me to be the same person(s) whose name(s) 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.

Subscribed and sworn to before me this day of April 2023. 2024

Subscribed and sworn to before me this day of April 2023. 2024

Notary Public

My Commission Expires: Feb 18. 2026

My Commission Expires Feb 18. 2026

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Khosro Beik and Brenda Berman 211 E. Ohio Street, #917 Chicago, IL 60611

Khosro Beik and Brenda Berman 211 E. Ohio Street, #917 Chicago, IL 60611

WARRANTY DEED PAGE 2 OF 2

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Exhibit A

PARCEL 1: UNIT NO. 917 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754 (THE "LECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR THE BENTFLT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMEN'S RECORDED AS DOCUMENT NUMBER 99613753.

PARCEL 3: VALET PARKING RIGHT APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99613754.

PIN: 17-10-209-025-1116

For Informational Purposes only: 211 East Ohio Street, Unit 917, Chicago, IL 60611

REAL ESTATE TRANSFER TAX		06-May-2024
	CHICAGO:	1,575.00
4629	CTA:	630.00
	TOTAL:	2,205.00 *
17-10-209-025-1116	20240401688258	0-625-482-032
'Total does not include any applicable penalty or interest due.		

COUNTY: 105.00
ILLINOIS: 210.00
TOTAL: 315.00

17-10-209-025-1116 20240401688258 0-893-917-488