

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY**

(Individual to Individual)

BW23067287 V1

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 woman of Aurora, Illinois 824 STATION BLVD, AURORA, IL 60504

for and in consideration of Ten and no/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 declaration 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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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 "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS 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
	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.		

REAL ESTATE TRANSFER TAX		06-May-2024	
		COUNTY:	105.00
		ILLINOIS:	210.00
		TOTAL:	315.00
17-10-209-025-1116 20240401688258 0-893-917-488			