

UNOFFICIAL COPY

Doc#: 2412814182 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/7/2024 10:44 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20240401691299
ST/Co Stamp 1-743-808-816 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-127-196-976 City Tax \$2,940.00

THE GRANTORS, Andrew R. Danner, a single person, of Libertyville, Illinois and Mari S. Danner, a single person, of Libertyville, Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Ziyi Jiang, a married person of 171 Gaylor Road, Scarsdale, New York, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE

PIN: 17-10-126-~~001~~-1036
04

Property Address: 160 East Illinois Street, Unit 1003, Chicago, IL 60611

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered by or through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowner or condominium association declaration and bylaws, if any; 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.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

24162806 1/3

Signature pages follow

UNOFFICIAL COPY

Dated this 29th day of April, 2024

Mari S. Danner
Mari S. Danner


STATE OF ILLINOIS)
) SS,
COUNTY OF Wake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mari S. Danner, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 29th day of April, 2024.



[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		02-May-2024
	CHICAGO:	2,100.00
	CTA:	340.00
	TOTAL:	2,940.00 *

17-10-126-011-1036 | 20240401691299 | 1-127-196-976

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

REAL ESTATE TRANSFER TAX		02-May-2024
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

17-10-126-011-1036 | 20240401691299 | 1-743-808-816

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Dated this 30th day of April, 2024




Andrew R. Danner

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew R. Danner, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 30th day of April, 2024.



Notary Public

THIS INSTRUMENT PREPARED BY
Karen A. Grad, Esq.
Schoenberg Finkel Bell Beederman Glazer LLC
300 S. Wacker Drive, Suite 1500
Chicago, IL 60606



MAIL TO:

Lisa J. Saul, Esq.
Forde & O'Meara LLP
191 N. Wacker Drive
31st Floor
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Xiaowei Qui
Ziyi Jiang
171 Gaylor Road
Scarsdale, NY 10583

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1003 IN AVENUE EAST CONDOMINIUM, AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 1/2 OF LOT 10 AND ALL OF LOTS 11 AND 12 IN THE SUBDIVISION OF BLOCK 18 IN KINZIE'S ADDITION 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 OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR AVENUE EAST CONDOMINIUM RECORDED AS DOCUMENT NO. 0725315094, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NO. 520, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NO. 9, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Address commonly known as:

160 E Illinois St Unit 1003

Chicago, IL 60611

PIN#: 17-10-126-011-1036