

UNOFFICIAL COPY

WARRANTY DEED

Grantor, **Yan-Xia Ge**, a married woman of the City of St. Louis, County of ~~City of St. Louis~~ State of Missouri, and **Jing-Tan Bian**, a married man of the City of ~~San Francisco~~ County of ~~San Francisco~~ State of California, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Majed Kurtom and Muhannad Kurtom** as Joint Tenants, all interest in the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

Doc#. 2413527124 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/14/2024 12:07 PM Pg: 1 of 3

Dec ID 20240401682196
ST/Co Stamp 1-797-394-736 ST Tax \$457.50 CO Tax \$228.75
City Stamp 0-393-175-344 City Tax \$4,803.75

Legal Description:
See Exhibit A for Legal Description

Property Address: 1435 South Prairie Avenue, Unit K, Chicago, Illinois 60605
Permanent Index Number: 17-22-110-035-1032

SUBJECT TO: (i) current non-delinquent real estate taxes for 2023 and subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; and (iii) covenants, conditions, agreements, building lines and restrictions of record.

IN WITNESS WHEREOF, the said Grantor has signed this document on this 11th day of April, 2024.

By: *Yan-Xia Ge*
Yan-Xia Ge

State of Missouri)
) ss
County of City of St. Louis

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify **Yan-Xia Ge** 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal, this 11th day of April, 2024.

Mariah Pugliese
Notary Public

MARIAH PUGLIESE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
MY COMMISSION EXPIRES MAY. 31, 2025
ID #22800158

[SIGNATURE AND NOTARY CONTINUE TO THE NEXT PAGE]

FIRST AMERICAN TITLE
FILE # AF1041565

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IN WITNESS WHEREOF, the said Grantor has signed this document on this 8th day of April, 2024.

By: Jing-Tan Bian
Jing-Tan Bian

State of California)
) ss
County of San Francisco)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify **Jing-Tan Bian** 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal, this 8th day of April, 2024.

JJ
Notary Public



This document was prepared by:
Xuqiang Yang, Esq.
Z. Wang & Associates, P.C.
20 South Clark Street, Suite 750
Chicago, Illinois 60603

After recording return to: Mail Tax Bill to:
Majed Kurtan Majed Kurtan
1435 S. Prairiev, Unit 11 1435 S. Prairiev, Unit 11
Chicago, IL 60605 Chicago, IL 60605

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EXHIBIT A

PARCEL 1: UNIT E-39 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996 AS DOCUMENT NUMBER 96385673 AND AMENDED BY THIS FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.