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2413627040

Doc# 2413627040 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/15/2024 11:51 AM

PAGE: 1 OF 6

Cook County Clerk

118 N. Clark St.
Rm 120
Chicago, IL 60602
312-603-5050
312-603-5063 (fax)

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

WARRANTY DEED

For Recorder's Use Only

774987
1 of 2

The Grantor, Xiaoyu Wang, for and in consideration of TEN dollars (\$10) and other good and valuable consideration in hand paid CONVEYS AND WARRANTS to the following Grantee: Payal Maniar, an unmarried person of Chicago Illinois, all interest in the following described land in the County of Cook, State of Illinois, to wit:

See attached Exhibit A

PIN: 17-10-400-043-1162

Commonly Known As: 450 East Waterside Drive, Unit 1706, Chicago Illinois 60601

This Deed hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois subject to 2023 year real estate taxes, covenants, conditions, easements and restrictions of public record.

IN WITNESS WHEREOF, GRANTORS aforesaid has hereunto set his hand and seal on the date hereinbelow stated.

Dated this 24th day of April, 2024

S Y
P 6
S Y-1
SC Y
INT EK

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x *Xiaoyu Wang*
Xiaoyu Wang

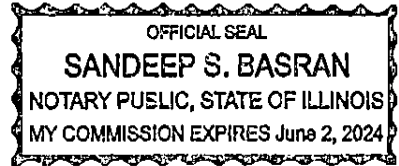
State of IL)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Xiaoyu Wang personally known to me by proper and valid government issued identification to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and/or virtually and acknowledged that each signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 24th day of April, 2024

Sandeep S. Basran
Notary Public

Seal



This instrument prepared by:
Attorney Sandeep Basran
Basran Law Office
2543 N. Milwaukee Ave., 2nd Fl.
Chicago IL 60647

Send Subsequent Tax Bill To:
Raya/Manias
450 E. Waterside Dr. Unit 1706
Chicago IL 60601

Send Recorded Deed To:
Raya/Manias
450 E. Waterside Dr. Unit 1706
Chicago IL 60601

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 774987

EXHIBIT A

The Land is described as follows:

PARCEL 1:

UNIT 1706 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-202, A LIMITED COMMON ELEMENT IN CHANDLER CONDOMINIUMS AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7, EXCEPT THE EAST 16.85 FEET THEREOF (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF SAID LOT 7), IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0719315075 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT NUMBER 0030322531 AND AS FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 18, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT NUMBER 0432427091 AND RE-RECORDED AS DOCUMENT NUMBER 0501919098 AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC, DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009 AND FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632012 AND LAST AMENDED BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND SUBSEQUENTLY RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED JULY 12, 2007 AS DOCUMENT NUMBER 0719315076 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS; EQUIPMENT

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN.

17-10-400-043-1162 (A)

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

10-May-2024



CHICAGO:	2,700.00
CTA:	1,080.00
TOTAL:	3,780.00 *

17-10-400-043-1162 | 20240401683843 | 1-651-431-728

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

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REAL ESTATE TRANSFER TAX

10-May-2024



COUNTY:	180.00
ILLINOIS:	360.00
TOTAL:	540.00

17-10-400-043-1162

| 20240401683843 |

| 0-996-063-536