

# UNOFFICIAL COPY

PT 24-99570/1  
Warranty Deed

ILLINOIS

Doc#: 2415702077 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/5/2024 10:13 AM Pg: 1 of 3

Dec ID 20240501608528  
ST/Co Stamp 0-845-669-680 ST Tax \$370.00 CO Tax \$185.00  
City Stamp 1-941-824-816 City Tax \$3,885.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Dean Hoffman, a single man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Andy Chen LLC, a California Limited Liability Company, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 2<sup>nd</sup> installment and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 17-16-117-040-1024

Address(es) of Real Estate: 700 West Van Buren Street, Unit 804, Chicago, IL 60607

The date of this deed of conveyance is 10th / May / 2024

This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

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## LEGAL DESCRIPTION

For the premises commonly known as: 700 West Van Buren Street, Unit 804, Chicago, IL 60607

Parcel 1:

Unit 804 in the 700 W. Van Buren Condominium Association, as delineated on a Survey of the following described real estate:

Lots 5 to 8 in Micajam Glasscock's Subdivision of Lots 8 to 12 in Block 21 in the School Section Addition in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian;

Which Survey is attached to the Declaration of Condominium recorded as Document No. 0010777255, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space No. 58, a limited common element, as delineated on the Survey attached to the Declaration aforesaid, recorded as Document No. 0010777255.

Property of Cook County Clerk's Office

This instrument was prepared by:

Kristen Duffy  
Duffy Law, LLC  
130 N Garland Ct #4702  
Chicago, IL 60602

*Genette Adams*  
Send subsequent tax bills to:

*Andy Chen*  
*757 Anoaia Ln.*  
*ARCATA, CA 95521*

Recorder-mail recorded document to:

*Andy Chen*  
*757 Anoaia Ln.*  
*ARCATA, CA 95521*

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## SIGNATURE PAGE

For the Warranty Deed having the following Grantor conveying Real Estate commonly known as 700 West Van Buren Street, Unit 804, Chicago, IL 60607 with the following Permanent Real Estate Index Numbers: 17-16-117-040-1024.

*Dean Hoffman*

Dean Hoffman

State of Virginia, County of Richmond SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dean Hoffman personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

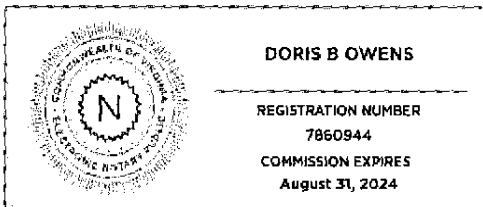
Given under my hand and official seal

05/10/2024

My Commission Expires 08/31/2024

*Doris B. Owens*

Notary Public



Notarized remotely online using communication technology via Proof.