

UNOFFICIAL COPY

WARRANTY DEED



2416509017

THE GRANTOR, Wen Kang Chien, an unmarried person, of 1819 S. Michigan Ave., Unit 706, Chicago, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and WARRANTS to:

Doc# 2416509017 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/13/2024 2:48 PM

PAGE: 1 OF 3

Wen Kang Chien, Trustee of the Wen Kang Chien Living Trust, dated July 26, 2021, and any amendments thereto, of 1819 S. Michigan Ave., Unit 706, Chicago, IL 60616

EXEMPT UNDER PROVISIONS OF
SECTION 31-45, PROPERTY TAX CODE

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

--SEE ATTACHED EXHIBIT A--

7/26/2021
DATE

Richard A. Wells, Jr.
REPRESENTATIVE

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 17-22-307-121-1036; 17-22-307-121-1141

Address of Real Estate: 1819 S. Michigan Ave., Unit 706 and Parking Space P-2-30, Chicago, IL 60616

DATED this 26th day of July 2021

Wen Kang Chien

REAL ESTATE TRANSFER TAX		13-Jun-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-307-121-1036		20240401683155 0-558-329-136

State of Illinois)

)SS

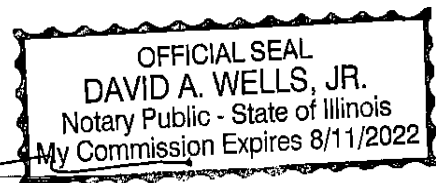
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wen Kang Chien 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 the said 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 official seal, this 26th day of July 2021

Commission expires 08/11, 2022

NOTARY PUBLIC



This instrument was prepared by, and should be returned to:

David Wells & Associates, P.C., 609 West Addison Street, Unit B, Chicago, IL 60613

Mail future tax bills to:

Wen Kang Chien
1819 S. Michigan Ave., Unit 706
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		22-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-22-307-121-1036 | 20240401683155 | 1-185-173-808

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

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EXHIBIT A

UNIT NO. 706 AND PARKING SPACE NUMBER P-2-30 IN THE 1819 S. MICHIGAN AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 TOGETHER WITH THE NORTH 51.63 FEET OF LOT 67 (EXCEPT ALLEY) AND LOT 68 (EXCEPT ALLEY) TAKEN AS A TRACT, ALL IN BLOCK 8 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN (EXCEPT FROM SAID TRACT) THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 143.00 FEET ABOVE THE CHICAGO CITY DATUM AND ALSO EXCEPT FROM SAID TRACT THAT PART THERE OF LYING ABOVE A HORIZONTAL PLANE OF 14.18 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW THE HORIZONTAL PLANE OF 29.30 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT; 9.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 11.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 11.51 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 23.03 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 4.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 23.43 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 3.83 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 8.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 29.51 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.30 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 11.09 FEET TO THE WEST LINE SAID TRACT. THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 30.38 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT FROM SAID TRACT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF 14.18 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 29.45 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE THEREOF 81.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 32.26 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 7.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 9.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 8.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 8 MINUTES 00 SECONDS WEST 19.36 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.43 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 4.99 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 5.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 4.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 24.54 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 57 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE 39.0 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO BE DECLARATION OF CONDOMINIUM RECORDED MAY 31, 2005 AS DOCUMENT 0515103094, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1/22, 20 22

Signature: _____

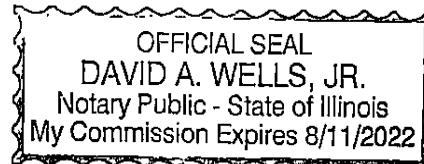
Grantor or Agent

Subscribed and sworn to before me

By the said RICHARD A. MOEN

This 22ND, day of JANUARY, 20 22

Notary Public _____



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 1/22, 20 22

Signature: _____

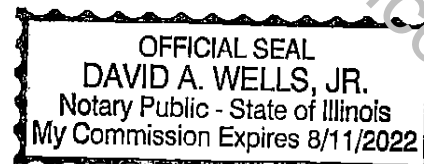
Grantee or Agent

Subscribed and sworn to before me

By the said RICHARD A. MOEN

This 22ND, day of JANUARY, 20 22

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)