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WARRANTY DEED ILLINOIS STATUTORY

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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 3:43 PM Pg: 1 of 3

Dec ID 20240501609845
ST/Co Stamp 1-431-801-136 ST Tax \$870.00 CO Tax \$435.00
City Stamp 0-358-059-312 City Tax \$9,135.00

PT 24-00259 1/2

(The Above Space for Recorder's Use Only)

THE GRANTOR Maurice S. Smith (aka Maurice Smith), as Trustee of the Maurice Smith Trust dated October 2, 2013, of 9 West Walton Street, Unit 1001, Chicago, IL 60610 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Hao Hua, an unmarried man, of 555 West Kinzie Street, Apt. 3601, Chicago, IL 60654, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-15-103-034-1379 and 17-15-103-034-1193

Property Address: 65 East Monroe Street, Unit 4104 & P-24, Chicago, IL 60607

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PROPER TITLE, LLC

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Dated this 20 day of May, 2024.

X Maurice S. Smith

Maurice S. Smith (aka Maurice Smith), as Trustee of the Maurice Smith Trust dated October 2, 2013

STATE OF Illinois)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maurice S. Smith (aka Maurice Smith), 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 20 day of May, 2024.



Cynthia Ramirez
Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Namit Bammi
BAMMI LAW GROUP, LLC
203 N. LaSalle Street
Suite 2100
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Hao Hua
65 East Monroe Street
Unit 4104 & P-24
Chicago, IL 60603

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Units 4104 and P-24 in the Park Monroe Condominium Homes, as delineated on a Survey of the following described land:

Part of Lots 2, 3, 6 and 7 (except the East 9 feet of that part of said Lot 6 lying South of the North 54 feet of said Lot 6, and except the East 9 feet of the North 1/2 of said Lot 7), in Block 4 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, together with Sublots 1, 2, 3, 4 and 5 of Assessor's Division of Lot 10 in Block 4 in Fractional Section 15, aforesaid, all taken as a single tract of land;

Which Survey is attached as Exhibit "E" to the Declaration of Condominium recorded December 29, 2008 as Document No. 0836410027, as amended from time to time, together with their undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by Declaration of Easements, Restrictions and Covenants for 55-65 East Monroe Street, Chicago, Illinois 60603, recorded July 9, 2007 as Document No. 0719035353, as amended by Amendment recorded August 28, 2008 as Document No. 0824101113, amended by Second Amendment recorded February 6, 2009 as Document No. 0903739020, as amended April 5, 2010 as Document No. 1009531124, as amended September 11, 2013 as Document No. 1325439033, and further amended March 28, 2014 as Document No. 1408744026, and re-recorded January 27, 2015 as Document No. 1502716038, for the support and maintenance, access to utilities, ingress and egress, use of garage appurtenances, freight elevators, loading dock, refuse collection, and Elevator Bank, over and upon the Land described therein

Parcel 3:

The exclusive right to the use of Storage Space S-213, limited common elements as delineated on the Survey attached to the Declaration of Condominium, aforesaid.

17-15-103-034-1379 and 17-15-103-034-1193