

24 GSA 476 268 LP

1/2 TK RM

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2418314272 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/1/2024 11:38 AM Pg: 1 of 2

Dec ID 20240601636531

ST/Co Stamp 1-766-368-048 ST Tax \$390.00 CO Tax \$195.00

City Stamp 0-692-626-224 City Tax \$4,095.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Guangda Zhang and Yanchao Yang, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Allen Kuo and Lihua Huang, of Palatine, Illinois as Joint tenants the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1

UNIT 808 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER SL-808. A LIMITED COMMON ELEMENT, IN THE 565 W. QUINCY CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 INCHES OF LOT 15 AND ALL OF LOTS 16, 17, 18, 19, 20 AND 21 IN THE SUBDIVISION OF BLOCK 46 OF SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY S ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 2008 AS DOCUMENT 0835831047, AND AMENDED BY THAT CERTAIN FIRST AMENDMENT DATED FEBRUARY 20, 2009 AND RECORDED FEBRUARY 24, 2009 AS DOCUMENT 0905531047, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENT FOR 565 W. QUINCY STREET, CHICAGO, ILLINOIS DATED APRIL 9, 2009 AND RECORDED APRIL, 14, 2009 AS DOCUMENT 0910444041, AS MORE PARTICULARLY DESCRIBED AND DEFINED THEREIN, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 17-16-113-016-1062

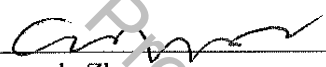
Property Address: 565 W Quincy St, Unit 808 Chicago IL 60661

UNOFFICIAL COPY

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.

Dated this 14th day of June, 2024.



Guangda Zhang



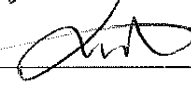
Yanchao Yang

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Guangda Zhang and Yanchao Yang, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 14th day of June, 2024.





Notary Public

THIS INSTRUMENT PREPARED BY
Saichang Xu
Law Offices of Saichang Xu
2811 S Archer Ave, Unit 1
Chicago, IL 60608

MAIL TO:

Allen Kuo and Li Hua Huang
565 W Quincy St, Unit 808
Chicago IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Allen Kuo and Li Hua Huang
565 W Quincy St, Unit 808
Chicago IL 60661