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GIT THIS INSTRUMENT WAS PREPARED BY:

Patrick Tang
Tang & Associates Law Office
4802 N. Broadway Street, Suite 201B
Chicago, Illinois 60640

AFTER RECORDING MAIL TO:

2830 S Princeton Chicago IC, 60616

41081340G 1/2 GIT

Doc#, 2422102093 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 8/8/2024 12:36 PM Pg: 1 of 3

Dec ID 20240701655030

ST/Co Stamp 1-557-722-928 ST Tax \$305.00 CO Tax \$152.50

City Stamp 0-797-030-192 City Tax \$3.202.50

Above Space for Recorder's Use Only

WARRANTY DEED

For and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, VICTOR C. CHOW, a married person, of City of New York, County of New York ("Grantor"), joined by his spouse, SARA NG, to waive homestead only, CONVEY AND WARRANT to JUSTIN ZHENG, are simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1202 AND P-152 TOGETHER WITH LYS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKESIDE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0614634066, AS AMENDED, IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1600 South Indiana Avenue, Chicago, IL 60616

Unit 1202 Parking P-152

PINs:

· 17-22-302-107-1072; and

. 17-22-302-107-1295

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) public and utility easements; and (c) general real estate taxes for the year 2024 and subsequent years that are not yet due and payable.

GRANTOR:

VICTOR C. CHOW

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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 VICTOR C. CHOW, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of July, 2024.

My Commission Expires: 6128

MICHELE BOECHE Official Seal Notary Public - State of Illinois My Commission Expires Jun 28, 2025

- COX		MIC C Notary Pul My Commissio
Court		
REAL ESTATE TRANSFER TAX		07-Aug-2024
	CH. CAGO	2,287.50
	CAP	915.00
	TOTAL:	3,202.50 *
17-22-302-107-1072	20240701655030	0-797-030-192

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

REAL ESTATE TRANSFER TAX		07-Aug-2024	
		COUNTY:	152.50
	(SM2)	ILLINOIS:	305.00
		TOTAL:	457.50
17-22-302	-107-1072	20240701655030	1-557-722-928

2422102093 Page: 3 of 3

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JOINDER OF GRANTOR'S SPOUSE

I, Sara Ng, am married to Grantor, Victor C. Chow. Grantor acquired the property before we were married. I hereby waive all rights to the property and consent to and join Grantor in selling the property located at 1600 South Indiana Avenue, Unit 1202, Chicago, IL 60616.

STATE OF ILLINOIS) SS COUNTY OF COOK

I, the undersigned. Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SAKA NG, personally known to me to be the same person whose name is subscribed to the foregoin; instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of Yuly, 2024.

Notag Public

My Commission Expires: 6 28 2025

MICHELE BOECHE Official Seal Notary Public - State of Illinois y Commission Expires Jun 28, 2025

Send subsequent tax bills to:

Justin Zheng 1600 S. Indiana Ave, Unit 1202 Chicago, IL 60016