

UNOFFICIAL COPY

REPUBLIC TITLE CO. *RTC 60387*



WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

213

Doc#: 0715126126 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2007 12:52 PM Pg: 1 of 3

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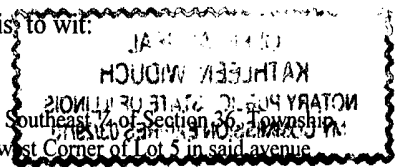
THE GRANTORS

Kenny Shing-Ming Chan and Maggie Ho, ~~husband and wife~~ *an unmarried woman*

divorced and not remarried
of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) xx DOLLARS, and other good and valuable considerations _____ in hand paid, CONVEYS and WARRANTS to

Qianmin Liu
3013 South Canal Street, Chicago, Illinois 60616
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:



Parcel 1:
That part of Lots 6 and 7 in Avenue Subdivision of Lots 59 and 62 in the original Town of Brighton in the Southeast 1/4 of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, described as follows: commencing at the Northwest Corner of Lot 5 in said avenue subdivision; thence North 52 degrees 09 minutes 31 seconds East, along the Northwest Line of said Lot 5 and 6, 28.94 feet; thence South 37 degrees 48 minutes 02 seconds East 91.65 feet to a point of beginning; thence continuing South 37 degrees 48 minutes 02 seconds East 19.83 feet; thence North 52 degrees 11 minutes 58 seconds East 37.00; thence North 37 degrees 48 minutes 02 seconds West 19.83 feet; thence South 52 degrees 11 minutes 58 seconds West 37.00 feet to the point of beginning, in Cook County Illinois.

Parcel 2:
Easement for the benefit of Parcel 1 as created by Declaration Document 0518027169.

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,

Document No.(s) _____; _____; and to General Taxes for 2006 and subsequent years.

Permanent Real Estate Index Numbers: 16-36-425-077

Address of Real Estate: 3811 South Maplewood Avenue, Chicago, Illinois 60632

Dated this _____ day of March, 2007.

[Signature]

(SEAL) _____ (SEAL)

Kenny Shing-Ming Chan

Maggie Ho

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURES

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
510064 \$2,010.00
05/30/2007 09:57 Batch 07234 39



319

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STATE TAX
 STATE OF ILLINOIS
 MAY 30.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000007312
 REAL ESTATE TRANSFER TAX
 0026800
 # FP 103020

RECORDING SERVICE CO.

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAY 30.07
 REVENUE STAMP

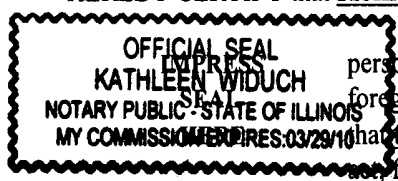
000001433
 REAL ESTATE TRANSFER TAX
 0013400
 # FP 103019

Qianmin Liu

TO

Kenny Shing-Ming Chan and
 Maggie Ho
 Individuals to Individual
 Warranty Deed

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
 HEREBY CERTIFY that Kenny Shing-Ming Chan and Maggie Ho



personally 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 the said 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 official seal, this 26th day of March 2007

Commission expires 3/29 2010
Kathleen Widuch
 NOTARY PUBLIC

This instrument was prepared by Kathleen Widuch 208 Wisner, Park Ridge, Illinois 60068
 (Name and Address)

Pengtian Ma / Attorney at Law
 (Name)
2961 South Archer
 (Address)
Chicago, Illinois 60608
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Qianmin Liu
 (Name)
3811 South Maplewood Avenue
 (Address)
Chicago, Illinois 60632
 (City, State and Zip)

RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

KATHLEEN WIDUCH As An Agent for
Fidelity National Title Insurance Company
1941 ROHLWING ROAD ROLLING MEADOWS, IL. 60008

ALTA Commitment
Schedule A1

File No.: RTC60387

Property Address: 3811 S. MAPLEWOOD AVENUE,
CHICAGO IL 60000

Legal Description:

PARCEL 1:

THAT PART OF LOTS 6 AND 7 IN AVENUE SUBDIVISION OF LOTS 59 AND 62 IN THE ORIGINAL TOWN OF BRIGHTON IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5 IN SAID AVENUE SUBDIVISION; THENCE NORTH 52 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 5 AND 6, 28.94 FEET; THENCE SOUTH 37 DEGREES 48 MINUTES 02 SECONDS EAST 91.65 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 37 DEGREES 48 MINUTES 02 SECONDS EAST 19.83 FEET; THENCE NORTH 52 DEGREES 11 MINUTES 58 SECONDS EAST 37.00; THENCE NORTH 37 DEGREES 48 MINUTES 02 SECONDS WEST 19.83 FEET; THENCE SOUTH 52 DEGREES 11 MINUTES 58 SECONDS WEST 37.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION DOCUMENT 0518027169.

Permanent Index No.: 16-36-425-077,