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Doc#: 1103212143 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2011 10:44 AM Pg: 1 of 4

WARRANTY DEED

(ILLINOIS)

Joint Tenancy

FIRST AMERICAN TITLE order # 2129935

THIS INDENTURE WITNESSETH, that the Grantors, **JOHN M. SHILNEY and COLLEEN M. SHILNEY**, of the City of Chicago, State of Illinois, for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby **CONVEY and WARRANT** to **KEVIN YOUNG and NGAN Y. CHAN**, as **Joint Tenants with rights of survivorship**, Grantees, whose mailing address is **4228 South Emerald Street, Chicago, Illinois 60609**, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through buyers; all special governmental taxes and assessments confirmed and unconfirmed; and general taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** the said premises as **Joint Tenants with rights of survivorship**, forever.

PIN: 20-04-123-032-0000

Address: 4228 South Emerald Street, Chicago, Illinois 60614


DATED THIS 24th DAY OF DECEMBER, 2010.

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STATE TAX

STATE OF ILLINOIS



JAN. 25. 11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010764

REAL ESTATE TRANSFER TAX
00347.00
FP 103027

COUNTY TAX

COOK COUNTY



JAN. 25. 11


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000010773

REAL ESTATE TRANSFER TAX
00173.50
FP 103028

CITY TAX

CITY OF CHICAGO



JAN. 25. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

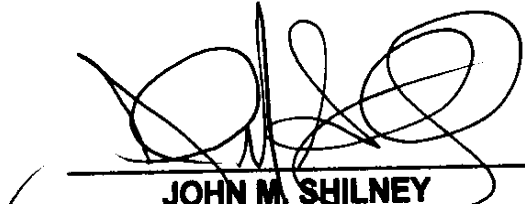
0000012032

REAL ESTATE TRANSFER TAX
03643.50
FP 102812

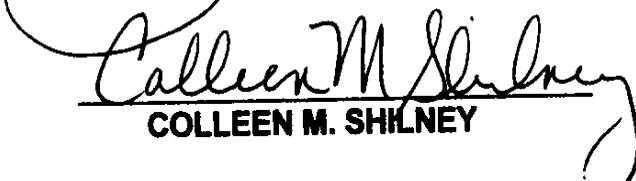
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 JOHN M. SHILNEY




 COLLEEN M. SHILNEY

Property of Cook County Clerk's Office

State of Illinois)
)SS:
 County of Cook)

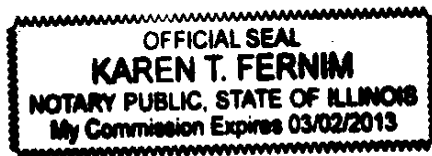
I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **JOHN M. SHILNEY** and **COLLEEN M. SHILNEY**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 27th day of December, 2010



 Notary Public

This document prepared by:
 Joseph T. Fernim, Esq.
 1521 Greenwood Avenue
 Wilmette, Illinois 60091



After recording return to:
 Roger Tsang, Esq.
 2912 South Wentworth Avenue

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Chicago, IL 60616

Send future tax bills to:
Kevin Young
4228 South Emerald Street
Chicago, IL 60609

EXHIBIT "A"

LEGAL DESCRIPTION

The South 22.4 feet of the North 111.4 feet of Lot 1 in the Subdivision of part of Block 20 in Superior Court Partition of the West 1/2 of the Northwest 1/4 of Section 4, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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