



Doc#: 1129733047 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/24/2011 09:45 AM Pg: 1 of 5

**THIS DOCUMENT WAS  
PREPARED BY:**

Jeremy E. Reis, Esq.  
RUTTENBERG & RUTTENBERG  
833 N. Orleans Street, Suite 400  
Chicago, IL 60610

**AFTER RECORDING, RETURN  
TO:**

James J. Kritek, Esq.  
ATTORNEY AT LAW  
3630 Palm Canyon Drive  
Northbrook, IL 60062

633335  
142

WARRANTY DEED

THIS INDENTURE is made as of this 29th day of September, 2011 by and between **Michelle F. Kaufman, a divorced woman**, ("Grantor"), having a mailing address of 1720 Maple, #1220, Evanston, Illinois 60201 and **Yan Xu**, ("Grantee"), having a mailing address of 6312 N. Springfield Avenue, Chicago, Illinois 60659.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit P attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

S Y  
P 5  
S N  
SC Y  
INT Kh

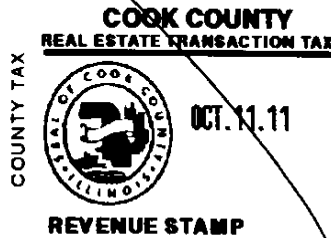
# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 29th day of September, 2011.

*x Michelle F. Kaufman*  
Michelle F. Kaufman

State of Illinois

County of Cook



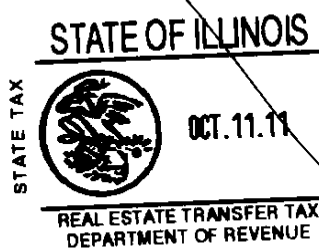
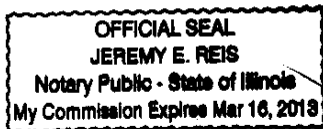
# 0000001606	REAL ESTATE TRANSFER TAX
	00256.25
	FP 102810

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Michelle F. Kaufman, 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 she signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 29th day of September, 2011.

*Jeremy E. Reis*  
Notary Public

Commission expires: 3/16/2009



# 0000003755	REAL ESTATE TRANSFER TAX
	00512.50
	FP 102804

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<b>Send subsequent Tax Bills To:</b>
Yan Xu _____ (Name)
1926 Birch Rd. _____ (Address)
Northbrook, IL 60062 _____ (City, State, Zip)

Property of Cook County Clerk's Office

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

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## EXHIBIT A

### Legal Description

LOT 26 IN SUNSET FIELDS UNIT NO. 3, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 5, 1963 AS DOCUMENT 18991899, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-16-111-003

COMMON ADDRESS: 1926 Birch Road, Northbrook, IL 60062

✓ COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2010, 2011 and subsequent years.
2. Building setback line of 30.0 feet (from the East lot line) as shown on the plat of subdivision.
3. Easement for public utilities and drainage over, upon and under the West 10.0 feet of the land as shown on the plat of subdivision.

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

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