





Doc#: 1213142085 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/10/2012 11:30 AM Pg: 1 of 3

WARRANTY DEED

JON MATSUMURA AND AMY MATSUMURA, husband and wife, 3895 Nicolet Circle, Verona, WI 53593 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **LU WANG AND DUNHENG LI**, 1252 Franklin Avenue, River Forest, IL 60305 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

REAL ESTATE TRANSFER	04/02/2012
 COOK	\$360.00
 ILLINOIS:	\$720.00
TOTAL:	\$1,080.00

15-01-111-072-0000 | 20120301604750 | Y5RABB

Permanent Real Estate Index Number: 15-01-111-072-0000

Address of Real Estate: 1252 Franklin Avenue, River Forest, IL 60305

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing any claim which Grantors may have under the Homestead Exemption Laws of the State of Illinois

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 3/23/12 Amt Paid 4720.00

S Y
P 3
S N
SC Y
INT D

2013

SH 4633349

LND

CTI

UNOFFICIAL COPY

Dated: March 30, 2012

Jon Matsumura by G. Braun attorney-in-fact
Jon Matsumura, by Gregory A. Braun,
attorney-in-fact

Amy Matsumura by G. Braun attorney-in-fact
Amy Matsumura, by Gregory A. Braun,
attorney-in-fact

Name and Address of Taxpayer:

Lu Wang and Lanheng Li
1252 Franklin Avenue
River Forest, IL 60305

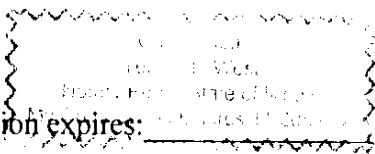
STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Jon Matsumura and Amy Matsumura**, by Gregory A. Braun, attorney-in-fact, 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 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 under this seal this 30th day of March, 2012

Frank Jaffe
Notary Public



Commission expires: 12/31/2012

Prepared By:
Gregory A. Braun, Esq.
2 North LaSalle Street
Ste. 1250
Chicago, Illinois 60602

Return to after recording:
Frank Jaffe, Esq.
Jaffe & Berlin, L.L.C.
111 West Washington Street, Ste. 900
Chicago, IL 60602

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1412 SA4633399 LP1
STREET ADDRESS: 1252 FRANKLIN AVENUE
CITY: RIVER FOREST **COUNTY:** COOK
TAX NUMBER: 15-01-111-072-0000

LEGAL DESCRIPTION:

THE NORTH 55 FEET OF THE SOUTH 110 FEET OF THE EAST 1/2 (EXCEPT THE EAST 40 FEET THEREOF) OF THE WEST 1/2 OF THE NORTH 12 ACRES OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office