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WARRANTY DEED STATUTORY (ILLINOIS)



Doc#: 1226441197 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2012 02:53 PM Pg: 1 of 3

THE GRANTOR, **KARLA CHAVEZ**, a married woman, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto **XIYAO ZHAO**, a single man, Xin Yi J. Yuan 1-1-702, Beijing, P.R. China 100062, the following described real estate situated in the County of Cook and State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 13-23-409-073-0000

First American Title
Order # 232583

Address of real estate: 3209 N. Drake Avenue, Unit N, Chicago, Illinois 60618

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO the following, if any: covenants, conditions, and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for the year 2012.

Dated this 14th day of August, 2012.



Karla Chavez

KARLA CHAVEZ

I, **ALFREDO JUNIOR CAMARENA**, spouse of **KARLA CHAVEZ**, hereby join in this Warranty Deed for the purposes of releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Alfredo Camarena

ALFREDO JUNIOR CAMARENA

COPY
3/3
S/A
S/C
X
R

REAL ESTATE TRANSFER	08/17/2012
CHICAGO:	\$1,500.00
CTA:	\$600.00
TOTAL:	\$2,100.00



REAL ESTATE TRANSFER	08/17/2012
COOK:	\$100.00
ILLINOIS:	\$200.00
TOTAL:	\$300.00



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State of Illinois }
County of Cook } SS.

I, LADonna Marie Corn, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALFREDO JUNIOR CAMARENA and KARLA CHAVEZ, husband and wife, 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 notarial seal this 14th day of August, 2012.



LADonna Marie Corn
Notary Public
Commission Expires June 8, 2015

This instrument was prepared by Christine S. Lee, 4064 N. Lincoln Avenue, #403, Chicago, Illinois 60618.

MAIL TO:

Darren Miller
559 Roger Williams
Highland Park, IL 60035

SEND SUBSEQUENT TAX BILLS TO:

Xiyao Zhao
3205 N. Drake Avenue, Unit N
Chicago, Illinois 60618

Proprietary of Cook County Clerk's Office

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5. The land referred to in this Commitment is described as follows:

PARCEL 1:

THE EAST 16.92 FEET OF THE WEST 252.72 FEET OF THE SOUTH 48.60 FEET OF THE NORTH 52.60 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 37 TO 48 IN BLOCK 4 IN THE SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1889 AS DOCUMENT NUMBER 1185671 IN BOOK 36 OF PLATS PAGE 40, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREA COURTYARD AND INNER DRIVE AS DELINEATED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS, AS DOCUMENT NUMBER 00253165, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

3209 North Drake Avenue Unit 1
Chicago, IL 60618

Pin 13-23-409-073-0000

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

Issuing Agent:

Christine S. Lee
4064 N. Lincoln Ave., #403
Chicago, IL 60618
(773)425-8129

Property of Cook County Clerk's Office