

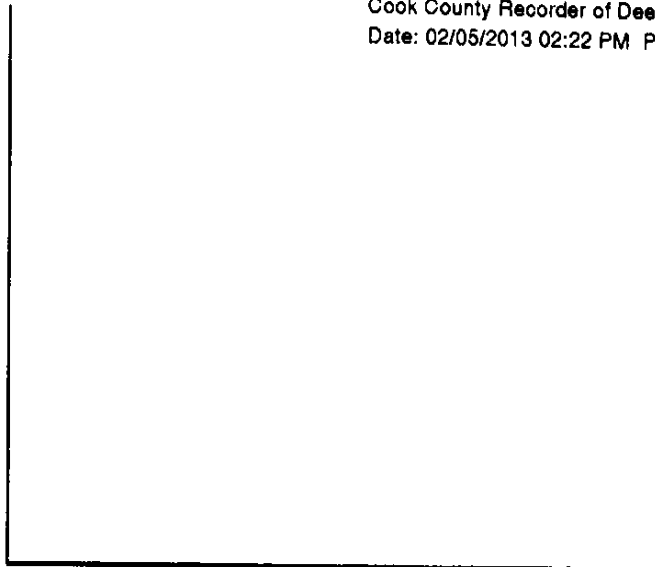
UNOFFICIAL COPY



13036421820

Doc#: 1303642182 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2013 02:22 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Property of Cook County Clerk's Office

THE GRANTOR(S) Baird Gent Properties, LLC of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Bei Jia and Tian Gao tenants by the entireties of not as joint tenants, the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

** 439 W. Armitage Ave, Chicago IL 60614*

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 Buyer; all special governmental taxes or assessments, confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet 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.

Permanent Real Estate Index Number(s): 14-33-306-058-0000

Address(es) of Real Estate: 439 W. Armitage Ave.
Chicago, IL. 60614

Dated this 15th day of January 20 13

Justin Gent

Stephen Baird

Lisa Gent

Jennifer Baird

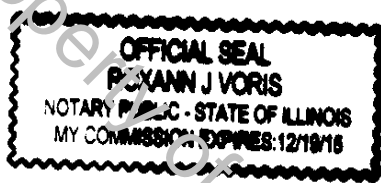
S
P
S
S
INT

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Madison SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Justin Gent, Lisa Gent, Stephen Baird and Jennifer Baird personally known to me to be the same person(s) whose name(s) 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 15th day of January, 20 13.



Roxann J. Voris
Notary Public

Prepared by:
Law Office of Judy DeAngelis
767 Walton Lane
Grayslake, IL 60030

Mail to:
Steve Felton
Attorney at Law
2220 W. North Ave.
Chicago, IL 60602

Name and Address of Taxpayer:
Bei Jia and Tian Geo
439 W. Armitage Ave.
Chicago, IL 60614

REAL ESTATE TRANSFER		01/22/2013
CHICAGO:		\$4,837.50
CTA:		\$1,935.00
TOTAL:		\$6,772.50

14-33-306-058-0000 | 20130101601440 | 9FBAVZ

REAL ESTATE TRANSFER		01/22/2013
COOK:		\$322.50
ILLINOIS:		\$645.00
TOTAL:		\$967.50

14-33-306-058-0000 | 20130101601440 | 3SCXLE

UNOFFICIAL COPY

Schedule "A"

Commitment No.: 2379683

THE WEST 17.49 FEET OF THE EAST 70.42 FEET OF LOTS 51 AND 52 OF BLOCK 40 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office