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Doc#: 1317841018 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/27/2013 09:35 AM Pg: 1 of 3

Fort Dearborn Land Title Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S) ANDREW M. KEITH and GALINA PENZOUROVA a.k.a. GALINA KEITH, husband and wife, 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 TIANYU XU and YING YANG, of 1962 NORTH HOWE STREET, CHICAGO, IL 60614 of 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:

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

as tenants by the entirety, as husband and wife

SUBJECT TO: General taxes and assessments for the year 2012 2nd Installment, 2013 and subsequent years, which are not yet due and payable.


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): 14-33-130-055-0000
Address(es) of Real Estate: 2040 NORTH CLEVELAND, UNIT C, CHICAGO, IL 60614

Dated this 29TH day of APRIL, 20 13

S Y
P 3
S N
SC Y
INT 10

Andrew M. Keith
ANDREW M. KEITH
Galina Keith
GALINA PENZOUROVA a.k.a. GALINA KEITH

REAL ESTATE TRANSFER	05/22/2013
	CHICAGO: \$3,937.50
	CTA: \$1,575.00
	TOTAL: \$5,512.50
14-33-130-055-0000 20130401608094 VAEYVP	

Ad. 13. 0289
1/1

REAL ESTATE TRANSFER	06/07/2013
	COOK \$262.50
	ILLINOIS: \$525.00
	TOTAL: \$787.50
14-33-130-055-0000 20130401608094 98GN2A	

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREW M. KEITH and GALINA PENZOUROVA a.k.a. GALINA KEITH, husband and wife, 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 29TH day of APRIL, 20 13.



Tina Loos (Notary Public)

Prepared by:
NOVIT AND NOVIT, LLC
100 NORTH LASALLE STREET
SUITE 1700
CHICAGO, ILLINOIS 60602

Mail to:
Colleen LOFINS
LOFINS & LOFINS LTD
646 BUSSE Highway
Park Ridge, IL 60068

Name and Address of Taxpayer:
TIANYU XU AND YING YANG
2040 NORTH CLEVELAND, UNIT C
CHICAGO, IL 60614

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Exhibit "A" – Legal Description

Parcel 1:

That part of the South 22 feet of Lot 4 and the North 1/2 of Lot 5 (taken as a tract) in Block 1 in Reich's resubdivision of Block 28 in Canal Trustees Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of said tract 40.62 feet West of the Northeast corner thereof; thence West 20.65 feet to a point 61.27 feet West of the Northeast corner thereof; thence South 25.99 feet; thence East 0.33 feet; thence South 14.06 feet; thence East 7.0 feet; thence South 2.0 feet; thence East 13.5 feet, more or less, to a point 40.61 feet West of the East line of said tract, thence North 16.07 feet; thence East 0.33 feet; thence North 25.98 feet to the point of beginning, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as set forth in the Declaration of Covenants and Easements and as shown on plat attached thereto dated February 1, 1972 and recorded February 10, 1972 as document 21804064 and amended by document 21819072 recorded February 28, 1972 made by American National Bank and Trust Company under Trust Number 75705 and created by Trust deed from Richard Carl Raupp to Northern Trust dated August 10, 1972 and recorded August 18, 1972 as document 22019571 and created by deed from American National Bank and Trust Company and known as Trust Number 75705 to Richard Carl Raupp dated August 10, 1972 and recorded September 5, 1972 as document 22037550 for ingress and egress, all in Cook County, Illinois.