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This document prepared by:)
 Name: Ryan Krueger)
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Doc#: 1411526009 Fee: \$42.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 04/25/2014 09:29 AM Pg: 1 of 3

Future Tax Bills and Mail To After
 Recording:)
 Name: Yau Pang Tam)
 Address: 2639 S. Seeley Avenue)
 City, State, Zip: Chicago, Illinois 60608)

-----Above This Line Reserved For Official Use Only-----
 (Parcel Identification Number)
17-31-316-016-0000

~~First American Title~~
 Order # 2126980

WARRANTY DEED

THE GRANTOR **Armando Paredes**, married to **Maria Guadalupe Paredes**, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Yau Pang Tam**, a single man, with a current address of _____, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 33 IN BLOCK 2 IN LARNED'S SUBDIVISION OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3639 S. SEELEY AVENUE, CHICAGO, ILLINOIS 60608.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.


To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

There are to no transfers of property within 30 calendar days of the closing transaction for the period between 31 and 90 calendar days after the closing, the purchaser is prohibited from selling the property for a gross sales price greater than 89,500.00



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER	04/18/2014
 CHICAGO:	\$540.00
CTA:	\$216.00
TOTAL:	\$756.00

17-31-316-016-0000 | 20140301603862 | SYWS0V

REAL ESTATE TRANSFER	04/18/2014
 COOK	\$36.00
 ILLINOIS:	\$72.00
TOTAL:	\$108.00

17-31-316-016-0000 | 20140301603862 | 336Y0E

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WITNESS Grantor's hand this 19 day of **March, 2014**.

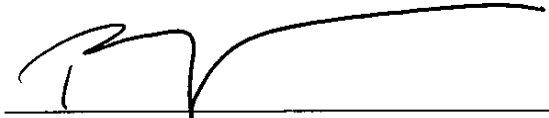

Grantor: **Armando Paredes**

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Armando Paredes** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

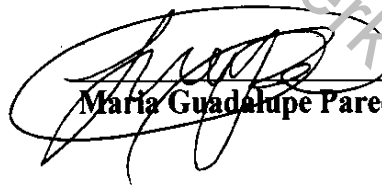
Given under my hand and notarial seal this 19 day of **March, 2014**.




Notary Public

WAIVER OF HOMESTEAD RIGHTS

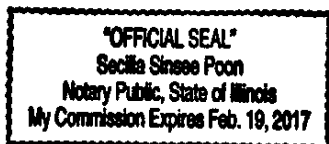
I, the undersigned, hereby waive any homestead rights that I may have in the property described above. WITNESS the undersigned's hand this 21 day of **March, 2014**.

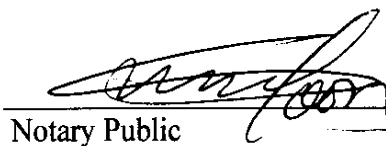

Maria Guadalupe Paredes

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Maria Guadalupe Paredes** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his 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 21 day of **March, 2014**.




Notary Public