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WARRANTY DEED ILLINOIS STATUTORY

APK 100 15890 1/3



Doc#: 1514717007 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 10:04 AM Pg: 1 of 4

Prepared By:

Law Offices Jay Hwan Chie
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

THE GRANTORS, Jin Y. Choi, a widower, of the City of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEY(S) and WARRANT(S) to GRANTEE(S), Jian Fang _____

- in FEE SIMPLE
- in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
- in TENANTS IN COMMON, or
- in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 508 Callie Court Morton Grove of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

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

Permanent Index Number: 04-16-102-017

Address of Real Estate: 1795 Ponside Drive, Northbrook, IL 60062

Dated this 14th day of May, 2015

GRANTOR:

GRANTOR:

Jin Y. Choi


S	<u>Y</u>
P	<u>Y</u>
S	<u>N</u>
M	<u>N</u>
SC	<u>Y</u>
E	<u>Y</u>
INT	<u>91</u>

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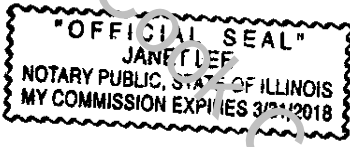
STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Jin Y. Choi**, 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 notarial seal, this 14th day of May, 2015



Notary Public



Mail To:
Fred Sherman, Esq.
2222 Chestnut Avenue, Suite 202
Glenview, IL 60026

Name and Address of Taxpayer:
Jian Fang
1795 Pondside Drive
Northbrook, IL. 60062


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EXHIBIT 'A'
Legal Description

LOT 1 IN BIRCH POND, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Six horizontal wavy lines, likely representing a signature or a placeholder for a signature, are drawn across the page. They are positioned in the center-right area, overlapping the diagonal watermark text.

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REAL ESTATE TRANSFER TAX 19-May-2015



COUNTY:	292.50
ILLINOIS:	585.00
TOTAL:	877.50

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