

UNOFFICIAL COPY

Warranty Deed
ILLINOIS



Doc#: 1519041003 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/09/2015 09:35 AM Pg: 1 of 2

BTZ 15544243293LP EX 1082 LD

Above Space for Recorder's Use Only

The GRANTORS, BENJAMIN HO and SUK YEE LEUNG, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, YONG CHEN, et al, in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof).

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-1-432-033-0000

Address of Real Estate: 2105 S. Tan Court, Unit 1, Chicago, Illinois 60616

* and YUNQIN LI, HUSBAND & WIFE, AS TENANTS BY THE ENTIRETY

The date of this deed of conveyance is June 30, 2015.

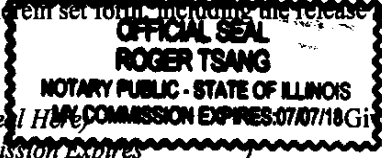
(SEAL) BENJAMIN HO

(SEAL) SUK YEE LEUNG

(SEAL)

(SEAL)

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 BENJAMIN HO and SUK YEE LEUNG personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here) Given under my hand and official seal June 30, 2015.
(My Commission Expires)

Notary Public

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REAL ESTATE TRANSFER TAX		02-Jul-2015
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00

17-21-432-033-0000 | 20150601699511 | 0-286-274-432

REAL ESTATE TRANSFER TAX		02-Jul-2015
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

17-21-432-033-0000 | 20150601699511 | 0-808-858-496

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

LOT 31 IN SANTA FE GARDEN UNIT 2, BEING A RESUBDIVISION OF PART OF BLOCKS 25, 40 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOGETHER WITH THAT PART OF LOT 65 IN CHINA TOWN SQUARE SUBDIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSHORE COMMONS I MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 98669012, AS AMENDED.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 2103-2105 SOUTH TAN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 09116855.

Permanent Real Estate Index Number: 17-21-432-02-0000

Address of Real Estate: : 2105 S. Tan Court, Unit B, Chicago, Illinois 60616

<p>This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>YONG CHEN 2105 S. Tan Court, Unit B Chicago, Illinois 60616</p>	<p>Recorder-mail recorded document to:</p> <p>YONG CHEN 2105 S. Tan Court, Unit B Chicago, Illinois 60616</p>
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