

7076 34 1/2

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## WARRANTY DEED (Illinois)

THIS DEED is made as of the 30 day of JULY, 2015, by and between



Doc#: 1522245059 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/10/2015 01:20 PM Pg: 1 of 4

SASO KITANOVSKI  
*\* A Married Man*  
("Grantor," whether one or more),

and

LINDA JIN & PERRY WANG  
J. G.  
("Grantee," whether one or more).  
*AS JOINT TENANTS*

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*\* Not Homestead property \**

UNIT 2003 AND PARKING UNIT #P-224 IN ERIE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PORTIONS OF CERTAIN LOTS IN BLOCK 1 OF THE ASSESSOR'S DIVISION OF THAT PART SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME, RECORDED SEPTEMBER 29, 1997 AS DOCUMENT 97719736, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 17-09-127-039-1497 / 17-09-127-039-1248 : VOL 200 CLERK REVIEWER *PW*

COMMONLY KNOWN AS: 435 W ERIE, UNITS 2003 / P-224, CHICAGO, IL 60654


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes

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for the year 2014 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 30 day of JULY, 2015.

  
SASO KITANOVSKI

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Bradford Miller Law PC  
134 N. LaSalle #1040  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

LINDA JIN  
PERRY WANG  
36356 Deer Trail Dr.  
Lake Villa, IL 60046

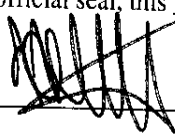
OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS }  
                                  } SS  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SASO KITANOVSKI is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of JULY, 2015.

Notary Public 

My Commission Expires: 6-19-16



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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

05-Aug-2015



<b>CHICAGO:</b>	2,325.00
<b>CTA:</b>	930.00
<b>TOTAL:</b>	3,255.00

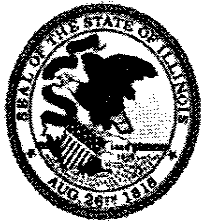
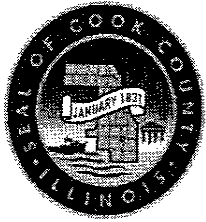
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## REAL ESTATE TRANSFER TAX

05-Aug-2015



<b>COUNTY:</b>	155.00
<b>ILLINOIS:</b>	310.00
<b>TOTAL:</b>	465.00

17-09-127-039-1497 | 20150801613819 | 0-498-547-584