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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1523041264 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2015 12:31 PM Pg: 1 of 3

THIS DEED is dated July 24, 2015, by **Khian Hong Tan**, a single man, as Grantor(s) and **Craig Neitzel and Janice Neitzel**, husband and wife of Brookfield, Illinois as Grantee(s).

WITNESSETH: The Grantor(s) in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby Convey(s) and Warrant(s) unto Grantee(s), as **Joint Tenants**, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

SEE EXHIBIT 'A'
ATTACHED HERETO

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Municipal Code of Chicago; (d) the covenants, conditions, restrictions and building lines of record; (e) public utility easements; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Grantor(s); (g) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (h) private easements, although Grantor(s) shall not take the property subject to any private easements not established by the Declaration; (i) installments due after the date of closing for assessments established pursuant to the Condominium Declaration; (j) the limitations and conditions imposed by the Condominium Property Act; (k) the Condominium Declaration, including all amendments and exhibits thereto.

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: 17-21-414-011 -1169 and 17-21-414-011-1232

Address of Real Estate: 1935 S. Archer Avenue, Unit 523, Chicago, Illinois 60616

SPSAD9921 LP

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DATED: July 24, 2015

Khian Hong Tan

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Khian Hong Tan, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on July 24, 2015

OFFICIAL SEAL
BETH ANN SIDENKO
Notary Public - State of Illinois
My Commission Expires Aug 17, 2015
(Notary Public)

Mail To:

Craig & Janice Neitzel
3324 Grand Blvd
Brookfield, IL 60513

Name & Address of Taxpayer:

Craig and Janice Neitzel
3324 Grand Blvd.
Brookfield, IL 60513

Prepared By:

Gregg A. Garofalo
GAROFALO LAW GROUP
161 N. Clark Street, Suite 4700
Chicago, Illinois 60601
(312) 753-6000

REAL ESTATE TRANSFER TAX		06-Aug-2015
	COUNTY:	120.00
	ILLINOIS:	240.00
	TOTAL:	360.00
17-21-414-011-1169 20150801614504 0-930-077-568		

REAL ESTATE TRANSFER TAX		06-Aug-2015
	CHICAGO:	1,800.00
	CTA:	720.00
	TOTAL:	2,520.00
17-21-414-011-1169 20150801614504 1-868-105-600		

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EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 523 AND G-101, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office