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Doc#: 1523704026 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2015 11:10 AM Pg: 1 of 3

WARRANTY DEED

THIS DEED, made as of this 6 day of August, 2015, between EDWARD J. HEARNE of Chicago, IL 60607 ("Grantor"), and YI ZHANG having an address 819 W. Altgeld, Chicago, Illinois 60614 ("Grantee") WITNESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents conveys and warrants unto the Grantee, all the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

As per attached Legal Description Rider.

Permanent Real Estate Index Number: 17-16-238-026-1085 (Unit)
17-16-238-026-2101 (Parking)

Address of Real Estate: 235 W. Van Buren Street, Unit 1719 and P-173
Chicago, Illinois 60607

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainder and remainders, rent, issues and profits thereof, 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 as above described, and subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility easements, roads and highway, and existing leases and tenancies.

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the day and year first above written.

[Signature]
EDWARD J. HEARNE

This instrument was prepared by

J. Joseph Little, Esq.
221 N. LaSalle Street
Suite 1158
Chicago, Illinois 60601

Upon recording mail to:

THE LAW OFFICES OF
DAVID FINN, P.C.

2300 BARRINGTON RD.

HOFFMAN ESTATES, IL 60169

Send subsequent bills to:

YI ZHANG
235 W VAN BUREN
UNIT #1719

CHICAGO, IL 60607

S Y
P 3
S N
SC Y
INT 17
BOX 334
H

REAL ESTATE TRANSFER TAX		17-Aug-2015	
COUNTY:	161.75	ILLINOIS:	323.50
TOTAL:	485.25		

17-16-238-026-1085 | 20150801617396 | 1-287-006-080

REAL ESTATE TRANSFER TAX		17-Aug-2015	
CHICAGO:	2,426.25	CTA:	970.50
TOTAL:	3,396.75		

17-16-238-026-1085 | 20150801617396 | 0-683-042-688

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up
JAN
158A391800164

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Warranty Deed
Hearne - Zhang
Property: 235 W. Van Buren St., Unit 1719 and P-173
Chicago, Illinois 60607

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that EDWARD J. HEARNE personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of August, 2015

Commission Expires: 7-5-2016

Lucille Ann Little
Notary Public



COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Cook County Clerk's Office

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EXHIBIT A

Order No.: 15SA3918001LP

For APN/Parcel ID(s): 17-16-238-022-1085 and 17-16-238-021-0000

UNIT 1719 AND P-173 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 235 W. VAN BUREN CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Cook County Clerk's Office