

UNOFFICIAL COPY



Doc#: 1534949205 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/15/2015 03:27 PM Pg: 1 of 2

WARRANTY DEED PTC 22335 2 of 4

THE GRANTOR

EQUITY TRUST COMPANY
CUSTODIAN FBO XUESONG RAN, IRA
3121 S. PRAIRIE AVENUE
CHICAGO, IL 60616

(The Above Space for Recorder's Use Only)

of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid,
CONVEY AND WARRANT to **THE GRANTEE**

ALLEN THOMAS & MARCELLA THOMAS, husband + wife, as tenants by the entirety

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2015 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): **17-34-121-023**
Address of Real Estate: **3421 S. Prairie Ave., Chicago, IL 60616**

DATED this 30 day of November, 2015.

[Signature]

(SEAL)

(SEAL)

EQUITY TRUST COMPANY CUSTODIAN
FBO XUESONG RAN, IRA
Hope Gonzales
Corporate Alternate Signer

This Deed is executed by the party of the first part, as Custodian, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the provisions of said Custodial/IRA Agreement and of every other power and authority thereunto enabling. This Deed is made subject to the liens of all deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that

EQUITY TRUST COMPANY CUSTODIAN FBO XUESONG RAN

personally known to me to be the same persons whose names 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 official seal, this _____ day of November, 2015.

Place Seal Here

Commission expires Nov - 30 2015



MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

This instrument was prepared by: John Graf, Esq., 175 E. Hawthorn Pkwy., Suite 158, Vernon Hills, IL 60061



PRECISION TITLE


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Legal Description

of premises commonly known as **3421 S. PRAIRIE AVENUE, CHICAGO, IL 60616**

LOT 6 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 0.56 FEET; THENCE EAST ALONG A LINE 0.56 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 101.28 FEET TO THE WEST WALL OF A FRAME GARAGE; THENCE SOUTH ALONG THE WEST WALL OF SAID FRAME GARAGE, A DISTANCE OF 0.42 FEET TO THE CENTER LINE EXTENDED, OF THE INTERIOR WALL OF SAID GARAGE; THENCE EAST ALONG THE CENTER LINE OF SAID INTERIOR WALL A DISTANCE OF 22.43 FEET TO THE EAST LINE OF SAID LOT 6; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 0.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING), IN THE SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF LOT 7 IN BLOCK 1 OF DYER & DAVISSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

REAL ESTATE TRANSFER TAX		08-Dec-2015
	COUNTY:	199.00
	ILLINOIS:	398.00
	TOTAL:	597.00
17-34-121-023-0000 20151201650321 1-264-370-752		

REAL ESTATE TRANSFER TAX		08-Dec-2015
	CHICAGO:	2,985.00
	CTA:	1,194.00
	TOTAL:	4,179.00
17-34-121-023-0000 20151201650321 0-047-563-840		

Mail to:

LISA Raimondi
 15774 S. LaGrange #161
 1 Orland Park, IL
 60462

Send Subsequent Tax Bills to:

Allen + Marcella Thomas
 3421 S. Prairie Ave
 Chicago, IL 60616