

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, Alixio Khazal, divorced and not since remarried and not a party to a civil union, in consideration of ten dollars lawful money of the United States, CONVEYS and WARRANTS to the GRANTEE, Kevin Y. Kwan not individually but as Trustee of the Kevin Y. Kwan Trust dated October 12, 2015 and Janean K. Kwan not individually but as Trustee of the Janean K. Kwan Trust dated October 12, 2015, as tenants by the entirety and unto all and every successor or successors in trust under said trust agreements, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 1536219045 Fee: \$40.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 12/28/2015 10:23 AM Pg: 1 of 2

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Parcel 1: Lot 28 in the Dearborn Prairie Townhomes, a Subdivision of that part of Block 7 in Dearborn Park Unit No. 2, being a Resubdivision of sundry Lots and vacated streets and alleys in part of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded May 7, 1990 as Document 90211109, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1, for ingress, egress and public utilities, including sewer, water, gas and drainage.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is subject to any covenants, conditions, and restrictions of public record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2015 and subsequent years.

Permanent Index Numbers: 17-21-211-035-0000

Address of Real Estate: 1429 South Clark Street  
 Chicago, IL 60605

IN WITNESS WHEREOF, the party of the grantor has duly executed this deed the day and year above written on December 4, 2015.

Attorneys' Title Guaranty Fund, Inc.  
 1 S. Wacker Dr., STE 2400  
 Chicago, IL 60606-4650  
 Attn: Search Department

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CCRD REVIEWER *Rvrs40*

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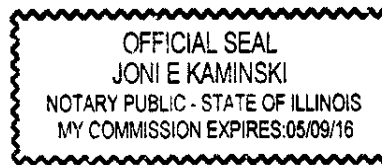


Alixio Khazal

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, a Notary Public, in and for said county and state, do hereby certify that Alixio Khazal personally appeared before me and presented of photo identification, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed 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,  
this 4<sup>th</sup> day of December, 2015  
My commission expires





Notary Public


This instrument prepared by:

Send property tax bills and mail this instrument to:

Robert Patterson Cross IV  
1207 North Dearborn Parkway  
Chicago, Illinois 60610

Kevin & Janean Kwan  
1429 South Clark Street  
Chicago, IL 60605

REAL ESTATE TRANSFER TAX		16-Dec-2015
	COUNTY:	232.50
	ILLINOIS:	465.00
	TOTAL:	697.50
17-21-211-035-0000   20151201649723   1-510-904-896		

REAL ESTATE TRANSFER TAX		16-Dec-2015
	CHICAGO:	3,487.50
	CTA:	1,395.00
	TOTAL:	4,882.50
17-21-211-035-0000   20151201649723   0-705-598-528		

Cook County Clerk's Office