

# UNOFFICIAL COPY



PTC 23734 1d2  
**WARRANTY DEED  
ILLINOIS STATUTORY**

Doc#: 1614755056 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2016 04:47 PM Pg: 1 of 3

THE GRANTORS (NAME AND ADDRESS)

Sung ~~Kim~~ Kim and Myung Kim \*  
7809 N. Nordica Ave.  
Niles, IL 60714  
\* Husband and wife

(The Above Space for Recorder's Use Only)

THE GRANTORS, Sung Kim and Myung Kim, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jian Chen and Yan Yuan Chen of Niles, Illinois, as husband and 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 ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

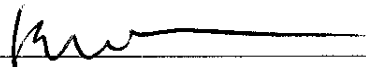
Permanent Index Number(s): 10-30-125-113-0000 and 10-30-125-122-0000

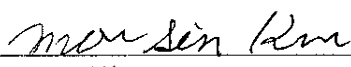
Property Address: 7809 N. Nordica Ave. ~~7809~~ Niles, IL 60714

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 10th day of May, 2016.

 (Seal)  
Sung Kim

 (Seal)  
Myung Kim

PRECISION TITLE

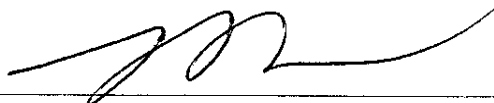
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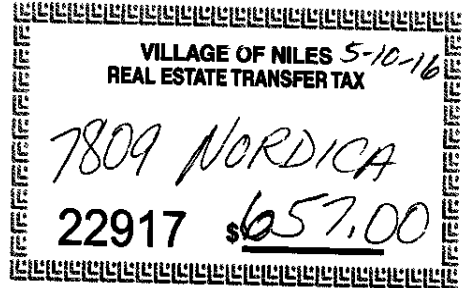
STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sung Kim and Myung Kim personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 10th day of May, 2016.



  
\_\_\_\_\_  
Notary Public





THIS INSTRUMENT PREPARED BY  
Law Offices of CKH & Associates, LLC  
8930 Waukegan Rd., Ste. 210  
Morton Grove, IL 60053

MAIL TO:

Pengtian Ma  
2961 S. Archer Ave.  
Chicago, IL 60608

SEND SUBSEQUENT TAX BILLS TO:

Jian Chen  
7809 N. Nordica Ave. #7809  
Niles, IL 60714

REAL ESTATE TRANSFER TAX		13-May-2016
	COUNTY:	109.25
	ILLINOIS:	218.50
	TOTAL:	327.75
10-30-125-113-0000   20160501602680   1-081-477-440		

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## EXHIBIT A LEGAL DESCRIPTION

**Property Address:**

7809 N. NORDICA AVENUE,  
NILES IL 60714

**Legal Description:**

PARCEL 1: THE SOUTH 27.33 FEET OF THE NORTH 77.55 FEET OF THE EAST 81.0 FEET OF LOT 7 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN UNDIVIDED 1/16TH INTEREST IN THE WEST 15.0 FEET OF LOT 7 IN LAWRENCEWOOD GARDENS, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 18957498, AND BY PLAT OF SUBDIVISION RECORDED AS DOCUMENT 18232529 AND CREATED BY DEED RECORDED AS DOCUMENT NUMBER 20793058, FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**Permanent Index No.:** 10-30-125-113, 10-30-125-122