

UNOFFICIAL COPY

01146-42499 1/1

Doc#: 1616249024 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/10/2016 09:12 AM Pg: 1 of 2

Please return to:
Hung Fong Cheung
X.C HF 206 FOXMANOR DR.
CHATHAM, IL 62629

Dec ID 20160501610920
ST/CO Stamp 0-923-600-192 ST Tax \$200.00 CO Tax \$100.00
City Stamp 1-758-856-512 City Tax: \$2,100.00

Send Subsequent tax bill to:
Hung Fong Cheung
X.C HF 206 FOXMANOR DR.
CHATHAM, IL 62629

Prepared by:
John Z. Luang
300 W. Adams St.,
Suite 840
Chicago, IL 60605

WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, Xiao Qing Cheng, if the City of Chicago, County of Cook, State of Illinois, hereby releasing any rights under the Illinois Homestead exemption laws, conveys and warrants to Grantee, Hung Fong Cheung, a single man of Chatham, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: See Attached

Permanent index number: 17-21-436-048-1006 and 17-21-436-052-1108

Street address: 239 W. 18th Street, Unit 2B, Chicago, Illinois 60616 and Parking Spot #91.

Subject to: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; and general real estate taxes not yet due and payable. *Property is not subject to Homestead rights.*

Dated May 31, 2016

Xiao Qing Cheng
Xiao Qing Cheng

I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that Xiao Qing Cheng, *married* appeared before me this day in person and acknowledged that this document was signed as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on May 31, 2016.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

[Signature]
Notary Signature: _____
Commission Expires: 10/7/17

"OFFICIAL SEAL"
MARIA SERWY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/7/2017

UNOFFICIAL COPY

ALTA Commitment 16/17/06



COMMITMENT FOR TITLE INSURANCE SCHEDULE A


Exhibit A - Legal Description

PARCEL 1: UNIT 2A IN THE 239 WEST 18TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 37 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0902634059, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT 6-91 IN THE SANTE FE GARDEN V PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705115147, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UPON AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V AS SHOWN ON PLAT OF SAID SANTE FE GARDEN PHASE V, RECORDED AS DOCUMENT 0609720074 AND AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057, AS AMENDED FROM TIME TO TIME.

REAL ESTATE TRANSFER TAX		06-Jun-2016	
		COUNTY:	100.00
		ILLINOIS:	200.00
		TOTAL:	300.00
17-21-436-048-1006 20160501610920 0-923-600-192			

REAL ESTATE TRANSFER TAX		06-Jun-2016	
		CHICAGO:	1,500.00
		CTA:	600.00
		TOTAL:	2,100.00 *
17-21-436-048-1006 20160501610920 1-758-856-512			
* Total does not include any applicable penalty or interest due.			