

# UNOFFICIAL COPY



Doc#: 1622255336 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/09/2016 03:27 PM Pg: 1 of 5

## WARRANTY DEED ILLINOIS STATUTORY

10f2  
mail to  
Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
FT16-32136

(The Above Space for Recorder's Use Only)

THE GRANTOR Jue Wang, married, of 323 North Jackson Street, Unit 115, Glendale, CA 91206 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Thomas Henry Shimp of 503 East Garwood, Mount Prospect, IL 60056, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

**THIS IS NOT HOMESTEAD PROPERTY**

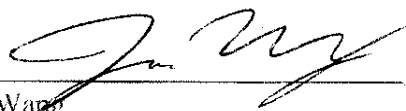
Permanent Index Number(s): 14-17-118-032-1013

Property Address: 4553 North Magnolia Ave, Unit 303, Chicago, IL 60640

**SUBJECT TO:** Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 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 22nd day of July, 2016.

X  (Seal)  
Jue Wang

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 303 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOTS 46,47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-23, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-3C, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 303 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBES THEREIN.

14-17-118-032-1013

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**REAL ESTATE TRANSFER TAX**

28-Jul-2016



**CHICAGO:**

2,220.00

**CTA:**

888.00

**TOTAL:**

3,108.00

14-17-118-032-1013 | 20160701638153 | 0-621-298-496

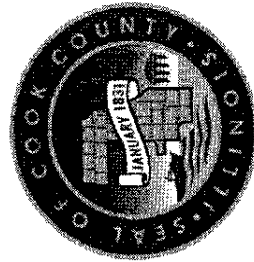
\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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28-Jul-2016

REAL ESTATE TRANSFER TAX



COUNTY:

148.00

ILLINOIS:

296.00

TOTAL:

444.00

14-17-118-032-1013

20160701638153

2-084-684-608

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