UNOFFICIAL COPY

Doc#: 1622255336 Fee: \$46.00

Doc#: 1622255336 Fee: \$1.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

RHSP Fee:\$9.00 RPRF Fee: \$1.00

Cook County Recorder of Deeds

Cook County Recorder Of Period Point P

WARRANTY DEED ILLINOIS STATUTORY

Poper Title, LLC
180 N. Lasalle Ste. 1920
Chicago, IL 60601

(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, 6,50640

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 22 nd day of July , 2016.

* Ware

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STATE OF CALIFORNIA,

OSS
COUNTY OF LOS ANGELES

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juc Wang, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 22 day of Joey . 2016.

ALLEN CARKISSIAN
Commissio : 2064742
Notary Public - California
Los Angeles Count,
My Comm. Expires Apr 17, 2018

THIS INSTRUMENT PREPARED BY Law Office of Michelle Laiss 1530 West Fullerton Avenue Chicago, IL 60614

MAILTO: ODCIGO ODCIGO PUCHCEDO ODCIGO POR SUBSECTION OF THE SUBSEC SEND SUBSEQUENT TAX BILLS TO:

Thomas Henry Shirip 4553 North Magnolia Ave, Unit 303 Chicago, IL 60640

Thomas Henry Shimp 4553 N. Magnolia Ave. #303 Chicago, Il 60640

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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 C6UNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLAPATION 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. SOM CO

14-17-118-032-1013

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28-Jul-2016 **G**2,220.00 **4**888.00 **5**3,108.00 **5**0-621-298-49**6**)

REAL ESTATE TRANSFER TAX

CHICAGO:

ATA:

OCTAL:

0-621-298-496 20160701638153 * Total does not include any applicable penalty or interest due.

14-17-118-032-1013

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148.00 00 28-Jul-2016 444.00 296.00²

REAL ESTATE TRANSFER TAX

DOOR OR





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COUNTY:

14-17-118-032-1013