

UNOFFICIAL COPY

Warranty Deed
ILLINOIS

Doc#: 1623855077 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2016 09:47 AM Pg: 1 of 2

Dec ID 20160801640128
ST/CO Stamp 1-963-690-816 ST Tax \$310.00 CO Tax \$155.00
City Stamp 1-993-247-552 City Tax: \$3,255.00

Above Space for Recorder's Use Only

The GRANTORS, SHAO HUI ZHANG and YUN LIAN SONG, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, DANYANG WEN, in fee title in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof).

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-31-223-073-0000


Address of Real Estate: 3385 S. Archer Avenue, Chicago, Illinois 60608

THIS IS NOT HOMESTEAD PROPERTY FOR GRANTORS.

The date of this deed of conveyance is August 10, 2016.



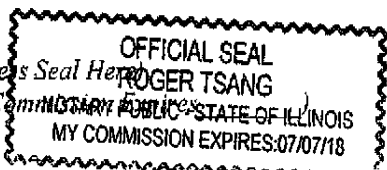
(SEAL) SHAO HUI ZHANG



(SEAL) YUN LIAN SONG

(SEAL)

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that SHAO HUI ZHANG and YUN LIAN SONG, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 official seal August 10, 2016.



Notary Public

165A 4243629LP

18/2 m

Chicago Title

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LEGAL DESCRIPTION

PARCEL 1:

3385 SOUTH ARCHER AVENUE

THAT PART OF LOTS 9 TO 15 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 14, 16 AND 17 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTH 51 DEGREES 51 MINUTES 41 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID BLOCK 3, 125.18 FEET TO A POINT OF BEGINNING ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 38 DEGREES 2 MINUTES 35 SECONDS EAST, ALONG SAID EXTENSION, CENTER LINE AND THE SOUTHEASTERLY EXTENSION THEREOF, 50.69 FEET TO A POINT ON A LINE THAT IS 2.00 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST WALL OF A BRICK BUILDING; THENCE SOUTH 51 DEGREES 57 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 20.00 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 38 DEGREES 2 MINUTES 35 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 50.66 FEET TO A POINT ON SAID NORTHWEST LINE OF BLOCK 3; THENCE NORTH 51 DEGREES 51 MINUTES 41 SECONDS EAST, ALONG SAID NORTHWEST LINE, 20.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 1013 SQUARE FEET, MORE OR LESS, THEREIN.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF WOLCOTT TERRACE II HOMEOWNER'S ASSOCIATION RECORDED ON NOVEMBER 29, 2004 AS DOCUMENT NUMBER 0433444005 AND AS CREATED BY THE DEED RECORDED NOVEMBER 29, 2004 AS DOCUMENT 0433444006 FOR ENJOYMENT OF AND ACCESS OVER THE COMMON AREAS AS DESCRIBED THEREIN.

Permanent Real Estate Index Number: 17-31-223-073-0000

Address of Real Estate: 3385 S. Archer Avenue, Chicago, Illinois 60608

<p>This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>DANYANG WEN 3385 S. Archer Avenue Chicago, Illinois 60608</p>	<p>Recorder-mail recorded document to:</p> <p>Law Offices of Pengtian Ma 2961 S. Archer Ave. Chicago, IL 60608</p>
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