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Doc# 1627010000 Fee \$44.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2016 09:11 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Yongzhi Xuan and Jia Wang
1911 Blossom Ridge
Bolingbrook, IL 60490

(The Above Space for Recorder's Use Only)

THE GRANTORS Yongzhi Xuan, a married person, and Jia Wang, a married person, of City of Bolingbrook, County of Will, State of Illinois, 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 THE GRANTEE, Arlene Tolentino, AN UNMARRIED WOMAN, of 2257 S. Oakley Avenue, Apt. 2, Chicago, IL 60608 and Rosendo Tolentino, AN UNMARRIED MAN, of 2046 W. Cullerton Street, Chicago, IL 60608, as ^{JOINT TENANTS} Tenants in Common, 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"

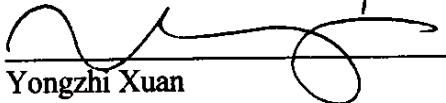
Permanent Index Number(s): 17-31-420-043-0000

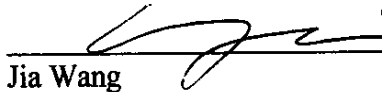
Property Address: 3740 S. Hermitage Avenue, Chicago, IL 60609

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 12 day of September 2016.

 (Seal)
Yongzhi Xuan

 (Seal)
Jia Wang



Near North National Title
222 N. LaSalle
Chicago, IL 60601

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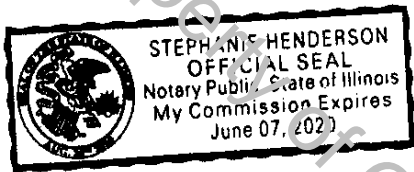
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State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, CERTIFY THAT Jia Wang personally 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 he signed, sealed and delivered in the instrument as his 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 19th day of September 2016.



[Handwritten Signature]

Notary Public

REAL ESTATE TRANSFER TAX		22-Sep-2016
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00

17-31-420-043-0000 | 20160901657885 | 1-294-804-800

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

REAL ESTATE TRANSFER TAX		22-Sep-2016
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00

17-31-420-043-0000 | 20160901657885 | 1-665-697-600

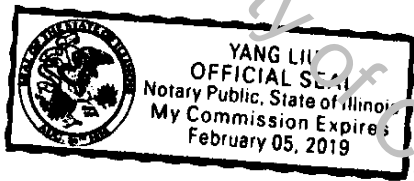
2084

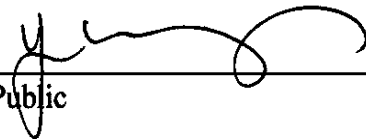
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STATE OF ILLINOIS)
) SS,
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yongzhi Xuan and ~~Jia Wang~~ 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 12 day of September 2016.





Notary Public

THIS INSTRUMENT PREPARED BY
Wang & Associates, P.C.
75 Executive Drive, Suite 106
Aurora, IL 60504

MAIL TO:

Shield Law Firm, LLC
3047 North Lincoln Avenue, Suite 400
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Arlene Tolentino
3740 S. Hermitage Avenue
Chicago, IL 60609

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EXHIBIT A LEGAL DESCRIPTION

LOT 18 IN BLOCK 2 IN SUBDIVISION OF BLOCK 30 OF CANAL TRUSTEE'S
SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office