

# UNOFFICIAL COPY



## WARRANTY DEED

(Joint Tenancy with Rights of Survivorship)

Doc# 1629101032 Fee \$40.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/17/2016 11:24 AM Pg: 1 of 2

THE GRANTOR **Eileen L. Gelman, a single woman, not a partner in a civil union**

of the County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** in fee simple unto

**Jianxin Wang and Yimin Fang**  
3416 Quail Chase, Springfield, IL 62711

husband and wife, not in tenancy in common, but in **JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Perm. Tax Number: **14-21-101-054-1 (4) -1881, -1882**  
Property Address: **655 W. Irving Park Road, Unit 1110 Chicago, IL 60613**

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises, not in tenancy in common, but in joint tenancy with rights of survivorship, **FOREVER**.

Said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor have hereunto set his/her hand and seal this 7 day of OCTOBER, 2016.

*Eileen L. Gelman* (SEAL)  
Eileen L. Gelman

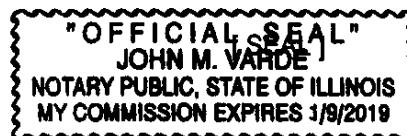
State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Eileen L. Gelman, a single woman, not a partner in a civil union**, 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/she signed, sealed and delivered the said instrument as his/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 official seal, this 6th day of October, 2016.

*John M. Varde*  
NOTARY PUBLIC

My commission expires on 1/9/2019



COOK COUNTY  
RECORDER OF DEEDS  
10/17/2016 11:24 AM  
Pg: 1 of 2

16WA3235093LP CT LP 1087

**UNOFFICIAL COPY****LEGAL DESCRIPTION****Parcel 1:**


Unit 1110 and Parking Units V-81 and V-82 in Park Place Tower 1, a condominium as delineated on Plat of Survey, which Plat of Survey is attached as Exhibit "E" to the Declaration of Condominium recorded October 31, 2001 in the office of the Recorder of Deeds of Cook County, Illinois as document number 0011020878, together with an undivided percentage interest of the common elements appurtenant to the Units as set forth in said Declaration of Condominium, in the Northwest Fractional 1/4 of Section 21, Township 40 North, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

Easements for the benefit of Parcel 1 as created by Declaration of Easements for Park Place Tower Master Association recorded October 31, 2001 as document 0011020877.



Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided, they do not interfere with the current use and enjoyment of the property; and general real estate taxes not due and payable at the time of Closing.

Permanent Index Number(s): **14-21-101-054-1146, 14-21-101-054-1881, 14-21-101-054-1882**  
 Address(es) of real estate: **655 W. Irving Park Road, Unit 1110, Chicago, IL 60613**

<b>REAL ESTATE TRANSFER TAX</b>	13-Oct-2016
 <b>CHICAGO:</b>	2,160.00
<b>CTA:</b>	864.00
<b>TOTAL:</b>	3,024.00 *

14-21-101-054-1146 | 20161001666125 | 2-044-464-960

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

<b>REAL ESTATE TRANSFER TAX</b>	13-Oct-2016
  <b>COUNTY:</b>	144.00
<b>ILLINOIS:</b>	288.00
<b>TOTAL:</b>	432.00

14-21-101-054-1146 | 20161001666125 | 0-001-308-480

This instrument was prepared by **John M. Varde, 221 N. LaSalle Street, Suite 3400, Chicago, IL 60601**

**MAIL TO:**

~~Jeff Wang~~ *Jianxin Wang*  
~~75 Executive Drive~~ *3416 Quail Chase*  
~~Aurora, IL 60504~~ *Springfield, IL 62711*

**SEND SUBSEQUENT TAX BILLS TO:**

Jianxin Wang and Yimin Fang  
 3416 Quail Chase  
 Springfield, IL 62711