

UNOFFICIAL COPY

Record at:

Karen A. Yarbrough

Cook County Recorder of Deeds

Recording Division

118 N. Clark Street, Room 120

Chicago, Illinois 60602

Phone: (312) 603-5050

Fax: (312) 603-5063

WARRANTY DEED



Doc# 1632110066 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2016 11:59 AM PG: 1 OF 4

FIRST AMERICAN TITLE

FILE#

Mail to:

Neil Amert

1955 Sherman #400

Northbrook, IL 60062

Name & Address of Taxpayer:

Gerry & Mary Lou Noorts

8300 Concord Dr. #603

Morton Grove, IL 60053

THE GRANTORS, Zhuzhong Cao, Miaofang Fu and Jian Fu,

of the City/Village of Morton Grove, County of Cook, State of Illinois

for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,

CONVEY(s) and WARRANT(s) to THE GRANTEE(s), Gerry Noorts and Mary Lou Noorts, a married man and woman

both of 9128 Mason Avenue, City/Village of Morton Grove, County of Cook, State of Illinois,

in the form of ownership not tenants in common, not joint tenants, but tenants by the entirety,

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

* as Joint tenants

See Legal Description attached hereto as Exhibit "A," incorporated via reference herein.

Permanent Index Number(s) (P.I.N.): 10-20-121-044-1063 Vol. 0117

Common Address of Real Estate: 8300 Concord #603, Morton Grove, IL 60053

SUBJECT ONLY 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 Real Estate; and general real estate taxes not due and payable at the time of Closing; and

GRANTORS HEREBY affirmatively release and waive any/all homestead rights Grantors may have in the Real Estate under or by virtue of the Homestead Exemption Laws of the State of Illinois.

PAGE 1 of 4

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO.	06361	AMOUNT \$	735.00	DATE	9-30-16
ADDRESS	8300 Concord Dr. Unit 603				
BY	J. Sheehan				

(VOID IF DIFFERENT FROM DEED)

UNOFFICIAL COPY

Dated this 30th day of September, 2016.

Signatures of Grantors (continued on page 3):

Zhuzhong Cao
(Signature)
Zhuzhong Cao

Miaofang Fu
(Signature)
Miaofang Fu
(Printed Name)

STATE OF IL

COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT

Zhuzhong Cao (name/s of person/s)
personally known to me to be the same person 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

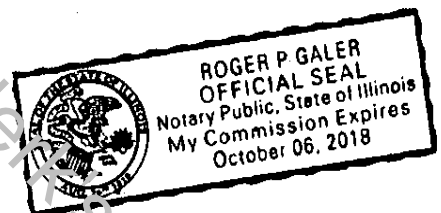
Given under my hand and notarized seal, this 30th day of Sept., 2016

[Signature]
Notary Public

My commission expires Oct. 6, 2018.

STATE OF IL

COUNTY OF COOK



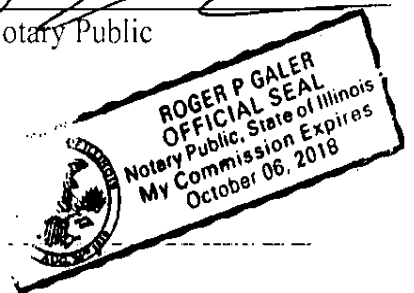
I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT

Miaofang Fu (name/s of person/s)
personally known to me to be the same person 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 30th day of Sept., 2016

[Signature]
Notary Public

My commission expires Oct. 6, 2018.



REAL ESTATE TRANSFER TAX

11-Oct-2016



COUNTY:	122.50
ILLINOIS:	245.00
TOTAL:	367.50

10-20-121-044-1063

20160901664272 | 2-055-108-416

UNOFFICIAL COPY

Dated this _____ day of _____, _____.

Signatures of Grantors (continued from page 2):



(Signature)

Jian Fu

(Printed Name)

STATE OF IL

COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT

Jian Fu (name/s of person/s)
personally known to me to be the same person 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 5th day of Sept., 2016



Notary Public

UNOFFICIAL COPY

EXHIBIT A: LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 603 IN TRAFALGAR SQUARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 390.55 FEET OF LOT 25 LYING IN TRAFALGAR SQUARE, BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT NUMBER 0520644060, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT NUMBER 0708815101, AS AMENDED BY SUPPLEMENT NO. 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 12, 2007 AS DOCUMENT NUMBER 0710209097 AND RE-RECORDED JUNE 1, 2007 AS DOCUMENT NUMBER 0715215127, SUPPLEMENT NO. 2 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 5, 2007 AS DOCUMENT NUMBER 0715622009, SUPPLEMENT NO. 3 TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 10, 2007 AS DOCUMENT NUMBER 1719115121 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-95 AND STORAGE SPACE S-95 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN THE DECLARATION OF EASEMENTS FOR TRAFALGAR SQUARE OF MORTON GROVE RECORDED JUNE 30, 2005 AS DOCUMENT 0518102246 FOR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THE "AUSTIN AVENUE EASEMENT AREA" AS DESCRIBED THEREIN.