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4.



\*1633510008\*

Doc# 1633510008 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2016 10:29 AM PG: 1 OF 5

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Preparer File: 2804211  
FATIC No.: 2804211

THE GRANTOR(S) YI ANN HSU, DIVORCED NOT SINCE REMARRIED, YILI XU and YING XIA, HUSBAND AND WIFE, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to VERONICA AMAKI AMATTEY, A ~~SINGLE~~ WOMAN, of ~~220 W BELLE PLAINE AVE., APT. 2004, CHICAGO, IL,~~ of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:  
*+ 106 W Montrose Ave, 505*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2015 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-31-319-039-1002 + *11-31-319-039-1010*

Address(es) of Real Estate: 6436 NORTH DAMEN AVE., #2N  
CHICAGO, IL 60645

REAL ESTATE TRANSFER TAX 16-Nov-2016



CHICAGO: 1,425.00  
CTA: 570.00  
TOTAL: 1,995.00 \*

11-31-319-039-1002 | 20161101680357 | 0-823-877-824

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

FIRST AMERICAN TITLE  
FILE # 2804211

*1003*

REAL ESTATE TRANSFER TAX 16-Nov-2016



COUNTY: 95.00  
ILLINOIS: 190.00  
TOTAL: 285.00

11-31-319-039-1002 | 20161101680357 | 1-281-188-032

SY  
P 5  
S N  
S N  
INT



First American  
Title Insurance Company

Warranty Deed - Individual

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Dated this 14<sup>th</sup> day of October, 2016

x Yi Ann Hsu  
\_\_\_\_\_  
YI ANN HSU  
\_\_\_\_\_

STATE OF IL COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT YI ANN HSU, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 14<sup>th</sup> day of October, 2016



\_\_\_\_\_  
Notary Public

Prepared by:  
Jodi M. Robinson  
1790 Nations Drive Suite 202  
Gurnee, IL 60061

Mail to:  
~~KEITH FENCEROY  
3047 N LINCOLN AVE., #400  
CHICAGO, IL 60657~~

Name and Address of Taxpayer:  
VERONICA AMAKI AMATTEY  
6436 NORTH DAMEN AVE., #3N  
CHICAGO, IL 60645

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6.

Dated this 14th day of October, 20 16

x *Ying Xia*  
YING XIA

STATE OF People's Republic of China COUNTY OF SS  
Municipality of Shanghai  
Consulate General of the United States of America

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT YING XIA, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 14th day of October, 20 16

Alexander Wald  
Vice Consul  
U.S. Consulate General Shanghai

Notary Public American Consulate General

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE Shanghai China

Prepared by:  
Jodi M. Robinson  
1790 Nations Drive Suite 202  
Gurnee, IL 60061

Mail to:  
KEITH FENCEROY  
3047 N LINCOLN AVE., #400  
CHICAGO, IL 60657

Name and Address of Taxpayer:  
VERONICA AMAKI AMATTEY  
6436 NORTH DAMEN AVE., #3N  
CHICAGO, IL 60645



# UNOFFICIAL COPY

Dated this 14th day of October, 20 16

x *Yili Xu*  
\_\_\_\_\_  
YILI XU

STATE OF People's Republic of China )  
Municipality of SS )  
Consulate General of the )  
United States of America )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT YILI XU, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 14th day of October, 20 16.

Alexander Wald  
Vice Consul  
U.S. Consulate General Shanghai

Notary Public American Consulate General

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE Shanghai China

Prepared by:  
Jodi M. Robinson  
1790 Nations Drive Suite 202  
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Mail to:  
~~KEITH FENCEROY~~  
~~3047 N LINCOLN AVE., #400~~  
~~CHICAGO, IL 60657~~

Name and Address of Taxpayer:  
VERONICA AMAKI AMATTEY  
6436 NORTH DAMEN AVE., #3N  
CHICAGO, IL 60645



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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT 2N AND GARAGE SPACE 3 IN THE 6434-36 NORTH DAMEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN BLOCK 1 IN DEVON WESTERN ADDITION TO ROGERS PARK, A SUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, TOGETHER WITH LOT 175 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00860015, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-31-319-039-1002 Vol. 0506 and 11-31-319-039-1010 Vol. 0506

Property Address: 6436 North Damen Avenue Apt 2N, Chicago, Illinois 60645

Property of Cook County Clerk's Office