

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Doc#: 1634206053 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/07/2016 10:30 AM Pg: 1 of 3

Dec ID 20161201687829
ST/CO Stamp 1-632-497-856 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-875-491-520 City Tax: \$2,467.50

40028472 (1/4)

GIT

(ABOVE SPACE FOR RECORDER'S USE ONLY)

THE GRANTOR(S), **MIDAS GUO PROPERTIES, LLC**, an Illinois limited liability company; for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, **CONVEYS and WARRANTS** to **DEXTER C. BARNES**, an unmarried man, residing in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number(s): 20-34-220-022-0000

Commonly known as: 8112 S CHAMPLAIN AVE, CHICAGO IL 60619

Legally Described as: SEE ATTACHED EXHIBIT A

SUBJECT ONLY TO general real estate taxes, which are not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements; and condominium declaration and bylaws, if any. The GRANTORS hereby is releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED THIS 2ND DAY OF DECEMBER, 2016.

MIDAS GUO PROPERTIES, LLC

REAL ESTATE TRANSFER TAX	05-Dec-2016
CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50 *

20-34-220-022-0000 | 20161201687829 | 0-875-491-520
* Total does not include any applicable penalty or interest due.


By: **MINGQIU GUO**
Its: Manager

REAL ESTATE TRANSFER TAX	05-Dec-2016
COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

20-34-220-022-0000 | 20161201687829 | 1-632-497-856

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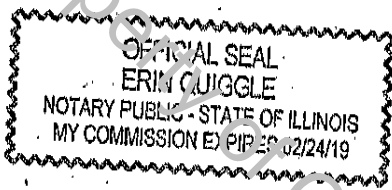
NOTARY ACKNOWLEDGEMENT TO WARRANTY DEED

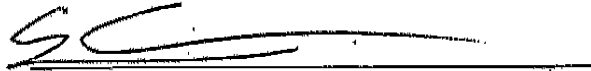
STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the aforementioned GRANTOR(S), appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered said instrument for the uses and purposes therein set forth, as a free and voluntary act.

(Impress Seal Here)

Given under my hand and official seal





Notary Public

This instrument was prepared by:

*Axia Law, LLC
One North LaSalle, Suite 1450
Chicago, IL 60602
Attn: Alexander Pappas*

Recorder-mail recorded document to:

~~*Fenceroy Law, LLC
3047 N Lincoln Ave, Suite 400
Chicago, IL 60657
Attn: Keith Fenceroy*~~

Send subsequent tax bills to:

→ Dexter C. Barnes

8112 S. Champlain Ave Chicago, IL 60619

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EXHIBIT "A"

LOT 4 IN BLOCK 20 IN CHATHAM FIELDS, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 8112 South Champlain Avenue, Chicago, IL 60619
Tax Number: 20-34-220-022

Property of Cook County Clerk's Office