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Doc# 1701704022 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/17/2017 10:14 AM PG: 1 OF 3

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2517840 1/2

Ezra Sitt, a single man, 471 W. 26th Street, Chicago, IL 60616 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Michelle Zeng, 2817 S Grove St., Chicago, IL 60616 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

AND MICHAEL PHAN, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

See attached legal description

Permanent Real Estate Index Number: 17-28-305-005-0000

Address of Real Estate: 471 W 26th Street, Chicago, IL 60616

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 Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

S Y
P 3
S N
SC X
INT X

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		12-Jan-2017
	CHICAGO:	2,812.50
	CTA:	1,125.00
	TOTAL:	3,937.50 *
17-28-305-005-0000 20170101600524 1-302-877-376		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-Jan-2017
	COUNTY:	187.50
	ILLINOIS:	375.00
	TOTAL:	562.50
17-28-305-005-0000 20170101600524 1-617-708-224		

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Legal Description for 471 W. 26th Street, Chicago, IL

LOT 11 IN BLOCK 2 IN DAVID DAVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office