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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 # 2917840 1/2

Ezra Sitt, a single man, 471 W. 26th Street, Chicago, IL 60616 ("Grantor") for and in consideration of TEN & 0%/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:

COMMON BUT AS SOINT TENANTS WITH EIGHTS

OF SURVIVORSHIP

See attack d 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 thes 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

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
68%	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 TA		
TRANSFER TA		12-Jan-2017
	COUNTY:	187.50
- Carlotte	TOTAL:	375.00
17-28-305-005-0000	20170101600524	1-617-709 224

1701704022 Page: 2 of 3

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STATE OF Now YOR) COUNTY OF LIEU YOR ACKNOWLEDGMENT I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Ezra Sitt is personally known to me to be the same person whose name is subscribed to the foregoing instrumer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and under this seal this 27th of December Commission expires: 06/29/19 CHRISTIAN YESID CASURO Notary Public - State of New 📆 k NO. 01CA6326947 Qualified in Kings County My Commission Expires Jun 29, 2019 Prepared By: Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618 Herover Pork, IL 6560133 Return to after recording Name and Address of Taxpayer: Michelle Zeng

471 W 26th Street Chicago, IL 60616

1701704022 Page: 3 of 3

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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.

