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Doc# 1704822114 Fee \$42.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 02/17/2017 12:20 PM PG: 1 OF 3

17BAR40326
PLEASE RETURN TO:
BARRISTER TITLE
15000 SO. CICERO AVE.
OAK FOREST, IL 60452

WARRANTY DEED
ILLINOIS STATUTORY

MGR

THE GRANTOR(S), WEI CHEN AND WEI LIU, husband and wife, of the City of Chicago, County of Cook, State of Illinois, CONVEY(S) and WARRANT(S) TO WILLIAM KRAUS AND SARAH ZYGMONTOWICZ, of 657 West Fulton Street, Chicago, Illinois 60661, as

~~657 West Fulton Street, Chicago, Illinois 60661~~ Husband & wife, as tenants by the entirety,
for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: E.

SEE ATTACHED LEGAL DESCRIPTION

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; and general real estate taxes not due and payable at the time of Closing.

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): 14-32-105-019-1026

Address(es) of Real Estate: 2397 North Wayne Avenue, Chicago, Illinois 60614

7 day of Feb, 2017

WEI CHEN

WEI LIU

REAL ESTATE TRANSFER TAX		17-Feb-2017
CHICAGO:		5,137.50
CTA:		2,055.00
TOTAL:		7,192.50

14-32-105-019-1026 | 20170201612597 | 0-023-352-000
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Feb-2017
COUNTY:		342.50
ILLINOIS:		685.00
TOTAL:		1,027.50

14-32-105-019-1026 | 20170201612597 | 0-693-195-456

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

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that WEI CHEN AND WEI LIU are personally known to me to be the same persons whose names are subscribed to the forgoing 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, _____ day of 07 FEB 2017, 20 17.

Elizabeth Helcombe

Elizabeth Helcombe
Consul
U.S. Consulate General (Notary Public)

American Consulate General
Shanghai China

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

Prepared by:

Cynthia Zenko, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

The Woods Law Group
1447 West Henderson Street, Suite 1
Chicago, Illinois 60657

Name and Address of Taxpayer:

William Kraus and Sarah Zygmuntowicz
2397 North Wayne Avenue
Chicago, Illinois 60614

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 2397 IN LAKEWOOD COMMONS WEST CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE WESTERLY 81.50 FEET OF LOTS 12 TO 30, BOTH INCLUSIVE, IN BLOCK 3 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELDS'S ADDITION TO CHICAGO, IN THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 87453532, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 2397 North Wayne Avenue, Chicago, IL 60614
PIN # 14-32-105-019-1026

Property of Cook County Clerk's Office