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WARRANTY DEED

ILLINOIS STATUTORY
(INDIVIDUALS to INDIVIDUALS)



17124190180

Doc# 1712419018 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 11:38 AM PG: 1 OF 4

Send Subsequent Tax Bills to:

Dan Guo and Yan Fang Yu
768 Century Farm Ln.
Naperville, IL 60563

Mail to:

Mr. Bernard D. Ward
Law Offices of Bernard Ward, P.C.
15420 S. Douglas Pkwy.
Lockport, IL 60441

05 17WSA447678CP LHM 2013

THE GRANTORS, **DANIEL SCHWAB**, married to **Vannessa Schwab**, and **HENRY SCHWAB**, married to **Katherine N. Fisher**, of the City of Palm Beach Gardens, County of Palm Beach, State of Florida for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to: **DAN GUO, and YAN FANG YU**, as _____ of 768 Century Farm Ln., Naperville, IL 60563, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 18 FEET 5 3/4 INCHES OF THE WEST 55 FEET OF THE SOUTH 106 2/5 FEET OF LOT 39 IN SUBDIVISION OF OUTLOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-28-314-027-0000

Common Address: 604 W. Arlington Pl.
Chicago, IL 60614

**married to*

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTORS

SUBJECT TO, IF ANY: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

S
P
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SC
INT

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 25 day of April, 2017.

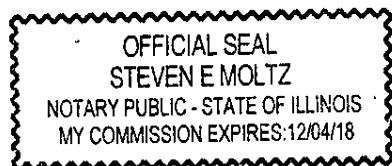


 DANIEL SCHWAB

STATE OF Illinois
 COUNTY OF Cook


I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **DANIEL SCHWAB, married to Vanessa Schwab**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally 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 official seal this 25 day of April, 2017.





 Notary Public



REAL ESTATE TRANSFER TAX	02-May-2017
 CHICAGO:	6,262.50
CTA:	2,505.00
TOTAL:	8,767.50 *

14-28-314-027-0000 | 20170401644639 | 0-876-937-664

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

This Instrument was prepared by:

Steven E. Moltz
 PALMISANO & MOLTZ
 19 S. LaSalle St., Suite 900
 Chicago, IL 60603

REAL ESTATE TRANSFER TAX	02-May-2017
 COUNTY:	417.50
 ILLINOIS:	835.00
TOTAL:	1,252.50

14-28-314-027-0000 | 20170401644639 | 0-487-028-416

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to these presents this 25th day of April, 2017.


HENRY SCHWAB

STATE OF California
COUNTY OF Santa Cruz

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **HENRY SCHWAB, married to Katherine N. Fisher**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally 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 official seal this 25th day of April, 2017.

Notary Public
See Attached

3
Notary Public

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Cruz

On April 25, 2017 before me, Bryan Patrick Dugan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Henry Schwab
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____