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16209105

WARRANTY DEED



Doc# 1714209036 Fee \$64.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2017 02:43 PM PG: 1 OF 3


THE GRANTORS, Joseph W. Scerba, married to Lindsey N. Scerba, of the City of Chicago, County of Cook, State of Illinois, for and in Consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Tianbai Zhu, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

** a single man*

PARCEL 1: UNIT 203 IN 525 HAWTHORNE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2002 AS DOCUMENT 0021232465, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 2: UNIT NUMBER P-134 IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE PORTION OF THE FOLLOWING DESCRIBED PROPERTY WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +30.58 FEET CHICAGO CITY DATUM; THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 (EXCEPT THE NORTHERLY 107.60 FEET THEREOF), IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 2004 AS DOCUMENT NUMBER 0417727057, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; ALSO, EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT BETWEEN HAWTHORNE PLACE, LLC AND HAWTHORNE PARKING, LLC DATED SEPTEMBER 13, 2002 AND RECORDED SEPTEMBER 17, 2002 AS DOCUMENT NUMBER 21017513 OVER THE EASTERLY 25 FEET OF THE NORTHERLY 107.60 FEET OF THE EASTERLY 160 FEET OF THE WESTERLY 200 FEET OF LOT 26 IN MCCONNELL'S SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE AND LOTS 33 TO 37 INCLUSIVE IN PINE GROVE IN SECTION 21 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. hereby releasing and waiving the right of homestead.

USI

REAL ESTATE TRANSFER TAX		18-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

14-21-307-061-1007 | 20170501657620 | 0-683-024-832

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

REAL ESTATE TRANSFER TAX		18-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-21-307-061-1007 | 20170501657620 | 1-756-766-656

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Subject to, real estate taxes for the year 2016 and subsequent; covenants, conditions and easements of record; and all applicable zoning laws and ordinances.

Permanent Index Number: *Parcel 1: 14-21-307-061-1007; Parcel 2: 14-21-307-061-1368*
Address of Real Estate: 525 West Hawthorne Place, Unit 203, Chicago, Illinois 60657

DATED this 8th day of May, 2017

Joseph W. Scerba (SEAL)
Joseph W. Scerba

Lindsey N. Scerba (SEAL)
Lindsey N. Scerba

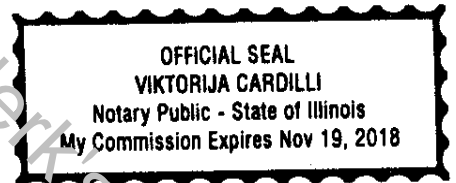
State of Illinois,
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph W. Scerba married to Lindsey N. Scerba, are personally known to me to be the same persons whose names are subscribed to the foregoing 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 8 day of May, 2017.

My commission expires Nov 18, 2017.

Viktorija Cardilli
NOTARY PUBLIC



This instrument prepared by:

Matthew F. Zubek
Attorney at Law
8855 South Ridgeland, Suite 211
Oak Lawn, Illinois 60453

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

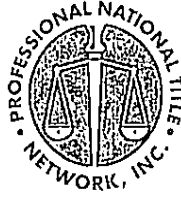
Tianbai Zhu
525 West Hawthorne Place
Unit 203
Chicago, Illinois 60657

THIS DOCUMENT REPRESENTS A TRANSACTION EXECUTED UNDER THE PROVISIONS OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT

DATED 5-8-17

Matthew F. Zubek
ATTORNEY AT LAW

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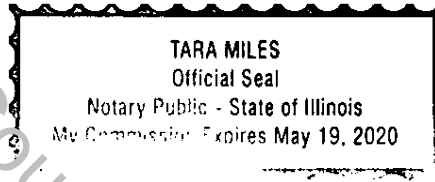
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5-8, 2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 8 day of May, 2017.



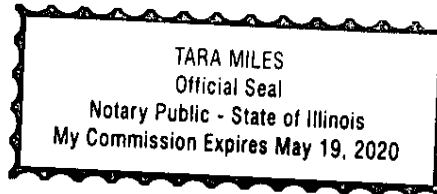
Notary Public Tara Miles

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5-8, 2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 8 day of May, 2017.



Notary Public Tara Miles

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)