

# UNOFFICIAL COPY

1719278 10F1

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual**



Doc# 1717455183 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/23/2017 02:07 PM PG: 1 OF 2

THE GRANTOR(S) JOHN DUAN, married to Judy Mei, of Wellesley, Massachusetts, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to BLAKE A. JOHNSON, of Chicago, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**UNIT 3705 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

SUBJECT TO: Party wall rights, private, public and utility easements and roads and highways, covenants, conditions and restrictions of record, special taxes or assessment, general taxes for the year 2016 and subsequent years including taxes, and installments not due at the date hereof of any special tax or assessment.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois TO HAVE AND TO HOLD forever.


\*\*\*THIS PROPERTY IS NOT SUBJECT TO THE HOMESTEAD RIGHTS OF JUDY MEI.\*\*\*

Permanent Real Estate Index Number(s): 17-16-238-028-1983



Address(es) of Real Estate: 235 W. Van Buren Street, Unit 3705, Chicago, Illinois 60607

Dated this 16<sup>th</sup> day of June, 20 17

X   
JOHN DUAN

REAL ESTATE TRANSFER TAX		22-Jun-2017
	CHICAGO:	2,700.00
	CTA:	1,080.00
	TOTAL:	3,780.00

17-16-238-028-1983 | 20170601671044 | 1-561-363-904  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		22-Jun-2017
	COUNTY:	180.00
	ILLINOIS:	360.00
	TOTAL:	540.00

17-16-238-028-1983 | 20170601671044 | 1-802-725-824

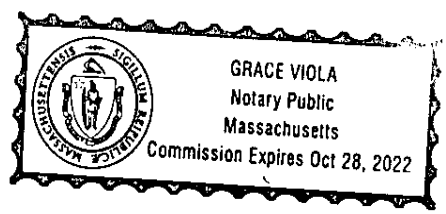
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STATE OF Mass, COUNTY OF Norfolk ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that JOHN DUAN personally known to me to be the same person(s) whose name(s) 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 16<sup>th</sup> day of June, 20 17.

Grace Viola (Notary Public)



**Prepared by:**

John Kumor, Esq.  
KUMOR & HIPPLE, P.C.  
7642 West Belmont Avenue  
Chicago, Illinois 60634  
(773) 625-2200

**Mail To:**

Blake A. Johnson  
235 W. Van Buren Street, Unit 3705  
Chicago, IL 60607

**Name and Address of Taxpayer:**

BLAKE A. JOHNSON  
235 W. Van Buren Street, Unit 3705  
Chicago, Illinois 60607

Property of Cook County Clerk's Office