

UNOFFICIAL COPY

Doc#: 1718857089 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2017 10:09 AM Pg: 1 of 3

Dec ID 20170601683475
ST/CO Stamp 2-077-725-120 ST Tax \$368.00 CO Tax \$184.00

01146-51438 73 MS
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS (NAME AND ADDRESS)

Dan Wu and Ted Wagher
1355 Picardy Lane
Hoffman Estates, IL 60192

(The Above Space for Recorder's Use Only)

BOTH DIVORCED AND NOT SINCE REMARRIED

THE GRANTORS Dan Wu and Ted Wagher, of City of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to THE GRANTEE, Justin Wilhelms and Lauren Wilhelms, husband and wife, of 4175 Victoria Lane, Hoffman Estates, IL 60192, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02-30-103-027-0000

Property Address: 1355 Picardy Lane, Hoffman Estates, IL 60192

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2016 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

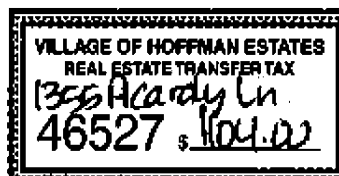
Dated this 24th day of June 2017.

Dan Wu (Seal)
Dan Wu

Attorney in fact

Ted Wagher (Seal)
Ted Wagher

Ted Wagher



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REAL ESTATE TRANSFER TAX

06-Jul-2017



COUNTY:	184.00
ILLINOIS:	368.00
TOTAL:	552.00

02-30-103-027-0000 | 20170601683475 | 2-077-725-120

STATE OF ILLINOIS)
 Cook) SS,
 COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Dan Wu and Ted Wagher~~ 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 in the 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.

*BY FANG ZHOU AS ATTORNEY IN FACT
 Given under my hand and notarial seal, this 28 day of JUNE, 2017.



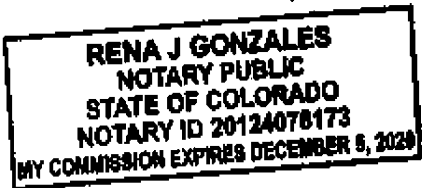
Maria Serwy

Notary Public

STATE OF ILLINOIS)
) SS,
 COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Dan Wu and Ted Wagher~~ 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 in the 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 notarial seal, this 24th day of June, 2017.



Rena J

Notary Public

THIS INSTRUMENT PREPARED BY
 Wang & Associates, P.C.
 75 Executive Drive, Suite 106
 Aurora, IL 60504

MAIL TO:

AJP LAW FIRM, LLC
 800 West Central Road, Suite 105
 Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Justin Wilhelms
 1355 Picardy Lane
 Hoffman Estates, IL 60192

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EXHIBIT A LEGAL DESCRIPTION

LOT 20 IN BLOCK 3 IN CHARLEMAGNE UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1978 AS DOCUMENT NUMBER 24413420, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office