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Doc#: 1719815025 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/17/2017 10:24 AM Pg: 1 of 4

Dec ID 20170501660746

ST/CO Stamp 1-485-104-832 ST Tax \$330.00 CO Tax \$165.00

City Stamp 1-824-442-816 City Tax: \$3,465.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Yang Sheng aka Karen Sheng
45 Lansing St.
Apt. 3613
San Francisco, CA 94101

COMMON ADDRESS:

902 S. May St. AC
Chicago, IL 60607

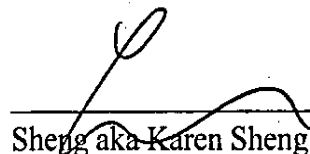
(The Above Space for Recorder's Use Only)

THE GRANTOR Yang Sheng aka Karen Sheng of the City of San Francisco, County of San Francisco, State of California for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and for other good and valuable considerations in hand paid, **CONVEYS AND WARRANTS to THE GRANTEE**, Jinwen Zhang, of the City of Chicago, County of Cook, State of Illinois, a married woman, individually, all interest in the following described real estate situated in the County of Cook, City of Chicago, in the State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all buildings, structures, fixtures and other improvements located thereon, and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, successors and assigns, forever

And the Grantor, for herself and her successors, does covenant, promise and agree to and with the Grantee and successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that Grantor will **WARRANT AND DEFEND**, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

Dated this 2nd day of June, 2017.

 (Seal) Yang
Sheng aka Karen Sheng

Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603

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STATE OF CALIFORNIA)
) SS
 COUNTY OF SAN)
 FRANCISCO

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yang Sheng aka Karen Sheng 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 acknowledged that she signed, sealed and delivered in the instrument as her 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 12 day of July, 2017.



Notary Public

THIS INSTRUMENT PREPARED BY:

Sean M. Byrne
 Byrne Law
 699 S. Fairview Avenue, First Floor
 Elmhurst, IL 60126

MAIL TO:

Richard B. McKinley, Attorney at Law
 1034 Crabtree Lane
 Antioch, IL 60002

SEND SUBSEQUENT TAX BILLS TO:

Jinwen Zhang
 902 S. May St. #C
 Chicago, IL 60607

REAL ESTATE TRANSFER TAX		07-Jun-2017
	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00
17-17-417-102-0000 20170501660746 1-485-104-832		

REAL ESTATE TRANSFER TAX		07-Jun-2017
	CHICAGO:	2,475.00
	CTA:	990.00
	TOTAL:	3,465.00 *

17-17-417-102-0000 | 20170501660746 | 1-824-442-816

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

UNOFFICIAL COPY**EXHIBIT "A"****PARCEL 1:**

THE SOUTH 33.0 FEET OF THE NORTH 194.30 FEET OF THE EAST 20.0 FEET OF THE EAST 103.75 FEET OF THE EAST 144.0 FEET AND THE WEST 62 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: LOTS 10 TO 23, INCLUSIVE, AND LOTS 42 THRU 48, INCLUSIVE, IN J. W. COCHRAN'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEES SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. TOGETHER WITH THAT PART OF VACATED SOUTH NORTON STREET ABUTTING SAID LOTS AND ALSO LOTS 1 THRU 4, INCLUSIVE, IN M. LAFLIN'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES SUBDIVISION, AFORESAID, TOGETHER WITH THAT PART OF SOUTH NORTON STREET ABUTTING SAID LOTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GARDEN COURTS ASSOCIATION RECORDED OCTOBER 25, 1976 AS DOCUMENT 23685725, AS SUPPLEMENTED BY DECLARATION RECORDED AS DOCUMENT 24050521.

Common Address: 902 S. May St.^{#C}, Chicago IL - 60607

Property PIN(S): ~~17-17-417-123-0000~~ 17-17-417-123-0000
~~17-17-417-102-0000~~ 17-17-417-102-0000

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WARRANTY DEED
EXHIBIT "B"
PERMITTED EXCEPTIONS

1. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
2. BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.
3. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

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