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17234171050

Doc# 1723417105 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2017 02:36 PM PG: 1 OF 4

WARRANTY DEED ILLINOIS STATUTORY

Exempt under provision of Paragraph E, Section 31-45 of the Land Recordation and Transfer Tax Act.


John Boland Attorney

7-11-17
Date

THE GRANTOR(S), JINGTAO GUO and JINWEN ZHANG, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois 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

JZG PROPERTIES, LLC – Polk Street Series, an Illinois Series LLC,

of 1304 West 33rd Place, Chicago, IL 60608

all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Attached Exhibit "A" containing legal description of property.

This is not homestead property.

Permanent Real Estate Index Number(s): 17-17-417-079-0000

Address(es) of Real Estate: 1161 West Polk Street, Chicago, IL 60607

CCRD REVIEW 

REAL ESTATE TRANSFER TAX

10-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-417-079-0000 | 20170701692042 | 0-857-023-424

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

REAL ESTATE TRANSFER TAX

22-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-17-417-079-0000 | 20170701692042 | 0-926-294-976

P-4

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WARRANTY DEED ILLINOIS STATUTORY

Permanent Real Estate Index Number(s): 17-17-417-079-0000

Address(es) of Real Estate: 1161 West Polk Street, Chicago, IL 60607

Dated: July 11, 2017

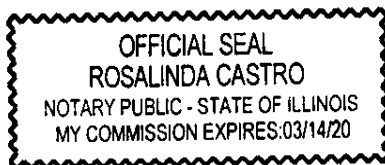

JINGTAO GUO



JINWEN ZHANG

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JINGTAO GUO and JINWEN ZHANG, 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 11th day of July, 20 17



 (Notary Public)

Prepared by: John Boland, Attorney
Daluga Boland & Montgomery LLC
2824 McKenna Drive
New Lenox, IL 60451
Phone: 815-462-0305

Mail To:

Name and Address of Taxpayer:
JINGTAO GUO and JINWEN ZHANG
1304 West 33rd Place, Chicago, IL 60608

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LEGAL DESCRIPTION

Order No.: 15CR5503854LP

For APN/Parcel ID(s): 17-17-417-079-0000

PARCEL 1:

THE EAST 9.78 FEET OF THE WEST 85.12 FEET OF THE SOUTH 34.85 FEET OF THE NORTH 47.84 FEET TOGETHER WITH THE EAST 10.19 FEET OF THE WEST 75.34 FEET OF THE SOUTH 31.85 FEET OF THE NORTH 44.84 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:

LOTS 24 TO 41, BOTH INCLUSIVE, (EXCEPT THE EAST 71.45 FEET OF LOTS 24 TO 32, BOTH INCLUSIVE), ALL OF VACATED SOUTH NORTON STREET LYING NORTH OF THE SOUTH LINE OF LOT 41 EXTENDED EAST AND ALL OF VACATED ALLEY LYING BETWEEN LOTS 40 AND 41 AND THAT PART OF VACATED ALLEY LYING BETWEEN LOTS 24 AND 25, LYING WEST OF A LINE 71.45 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 24 AND 25, ALL IN J. W. COCHRAN'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 13, 1906 AND KNOWN AS TRUST NUMBER 3000, DATED JULY 31, 1976 AND RECORDED OCTOBER 25, 1976 AS DOCUMENT 23685725, AS AMENDED FROM TIME TO TIME, AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 13, 1906 AND KNOWN AS TRUST NUMBER 3000, TO MARY LOOI & DOLLY LOOI, DATED APRIL 13, 1978 AND RECORDED JUNE 15, 1978 AS DOCUMENT 24492258 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, 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 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 title to real estate under the laws of the State of Illinois.

Dated July 11, 2017

Signature: [Signature] Attorney
Grantor or Agent

Subscribed and sworn to before me

By the said Attorney for Grantor
This 11th day of July, 2017
Notary Public [Signature]



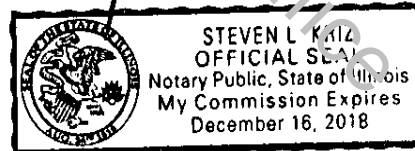
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date July 11, 2017

Signature: [Signature] Attorney
Grantee or Agent

Subscribed and sworn to before me

By the said Attorney for Grantee
This 11th day of July, 2017
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)