

UNOFFICIAL COPY

WARRANTY DEED



17250012250

Doc# 1725001225 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 03:13 PM PG: 1 OF 2

THE GRANTOR CHI PING CHEUNG, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS and WARRANTS to:

DAVID ZHENG

A single ma, IN FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 17-21-435-034-0000

COMMONLY KNOWN AS 1909 SOUTH TOM PARKWAY, CHICAGO, IL 60616

THIS IS NOT HOMESTEAD PROPERTIES FOR THE GRANTOR

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

Dated this 3rd day of August, 2017

Chi Ping Cheung
CHI PING CHEUNG

FIRST AMERICAN TITLE
FILE # 2072615

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT CHI PING CHEUNG, a married man, is 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 he signed, sealed and delivered the said instrument as his 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 3rd day of August, 2017.



Philip Chow
NOTARY PUBLIC

Prepared by & Mail to: Philip Chow, Attorney at Law, 2323 S. Wentworth, Chicago, IL 60616
Send Subsequent Tax Bills to: David Zheng, 755 West 29th Street, Chicago, IL 60616

S Y
P 2
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INT Y

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LEGAL DESCRIPTION:


PARCEL 1: LOT 34 IN SANTE FE GARDEN III, BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 & 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSHORE COMMONS II COMMUNITY ASSOCIATION RECORDED AS DOCUMENT NUMBER 0010358538 AS AMENDED.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR TOM PARKWAY RECORDED AS DOCUMENT NUMBER 0010358536 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR TOM PARKWAY TOWNHOMES RECORDED DECEMBER 4, 2001 AS DOCUMENT NUMBER 0611137527.



P.I.N. 17-21-435-034-0000

Commonly known as: 1909 South tom parkway, chicago, IL 60616

REAL ESTATE TRANSFER TAX		05-Sep-2017
	CHICAGO:	2,325.00
	CTA:	930.00
	TOTAL:	3,255.00 *

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

REAL ESTATE TRANSFER TAX		05-Sep-2017
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00

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