

UNOFFICIAL COPY



**THIS INSTRUMENT WAS
PREPARED BY:**

C. Michael Novick LLC
70 W. Madison
Suite 2060
Chicago, IL 60602

Doc# 1725004029 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/07/2017 10:15 AM PG: 1 OF 3

MAIL AFTER RECORDING TO:

Stacey Galloway, Esq. Anthony Chan
Ryan Law Group, Ltd. 3298 Cool Springs Court
2847 North Lincoln Naperville, IL
Chicago, Illinois 60657 60564

**FIRST AMERICAN TITLE
FILE # 2882039
1/1**

WARRANTY DEED

127 \$58B

THE GRANTOR(S), Sally Baker an unmarried woman having an address of 127 Goethe Street, Chicago, IL 60610, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Anthony Chan and Hsuan Ai Chon, a married couple, having an address of 3298 Cool Springs Court, Naperville IL, 60564, ~~not~~ as Tenants in Common, ~~not~~ as Joint Tenancy, ~~not~~ as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the state of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

Permanent Real Estate Index Number: 17-04-224-043-1003

The undersigned hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of this 31st day of August 2017.

Sally S. Baker

Sally Baker

S Y
P 3
S N
SCY
INTAB

REAL ESTATE TRANSFER TAX 01-Sep-2017
CHICAGO: 862.50
CTA: 345.00
TOTAL: 1,207.50 *

17-04-224-043-1003 | 20170801614216 | 1-167-543-232

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

REAL ESTATE TRANSFER TAX 01-Sep-2017
COUNTY: 57.50
ILLINOIS: 115.00
TOTAL: 172.50

17-04-224-043-1003 | 20170801614216 | 0-969-507-776

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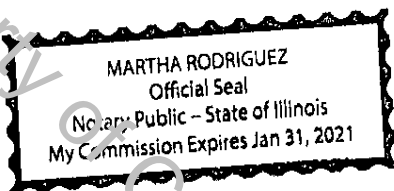
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SALLY J. BAKER, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of AUGUST, 2017.

Commission expires 01-31, 2021

Martha Rodriguez
Notary Public



MAIL TAX BILLS TO:

Anthony Chon
3298 Cool Springs Court
Naperville, IL 60564

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LEGAL DESCRIPTION

Legal Description: UNIT NO. 2-C IN THE HANOVER CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 2 IN THE RESUBDIVISION OF THE WEST HALF AND THE WEST 9 FEET OF THE EAST HALF OF SUB LOTS 2 AND 3 OF LOT 4, TOGETHER WITH LOTS 19 AND 20 IN WEBER AND FISCHER'S SUBDIVISION OF LOT 3 AND THE NORTH HALF OF LOT 2, ALL IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO: LOTS 1, 3 AND 4 IN THE RESUBDIVISION OF THE WEST HALF AND THE WEST 9 FEET OF THE EAST HALF OF SUB LOTS 2 AND 3 OF LOT 4, TOGETHER WITH LOTS 19 AND 20 IN WEBER AND FISCHER'S SUBDIVISION OF LOT 3 AND THE NORTH HALF OF LOT 2, ALL IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO: LOTS 17 AND 18 IN WEBER AND FISCHER'S SUBDIVISION OF LOT 3 AND THE NORTH HALF OF LOT 2 IN BRONSON'S ADDITION TO CHICAGO, SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST NO. 17642 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 24267613 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS AS DOCUMENT LR2991061, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-04-224-043-1003 Vol. 498

Property Address: 21 West Goethe Street Unit 2-C, Chicago, Illinois 60610

Office of Cook County Clerk's Office