


UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY


1725822010

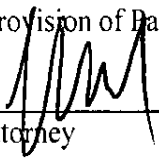
Doc# 1725822010 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 09/15/2017 10:03 AM PG: 1 OF 4

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


John Boland, Attorney

9-5-17
Date

THE GRANTOR(S), JINGTAO GUO married to JINWEN ZHANG, 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 – MAY 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): 17-17-417-123-0000 & 1717-417-102-0000

Address(es) of Real Estate: 902 South May, Unit C, Chicago, IL 60607

REAL ESTATE TRANSFER TAX

15-Sep-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-17-417-102-0000 | 20170901622427 | 0-888-809-408

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

REAL ESTATE TRANSFER TAX

15-Sep-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-17-417-102-0000

20170901622427 | 0-258-845-632



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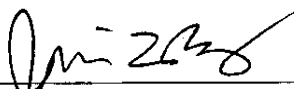
WARRANTY DEED ILLINOIS STATUTORY

Permanent Real Estate Index Number(s): 17-17-417-123-0000 & 1717-417-102-0000

Address(es) of Real Estate: 902 South May, Unit C, Chicago, IL 60607

Dated: September 5, 2017

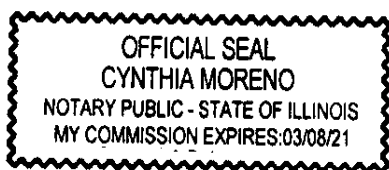

JINGTAO GUO


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 5th day of September, 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 60607

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.

JHC

County Clerk's Office

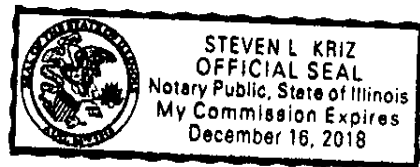
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STATEMENT BY GRANTOR AND GRANTEE

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 business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 5, 2017

Signature: _____



SUBSCRIBED AND SWORN TO Before me
by the Said Grantor
this 5th day of September 2017

Notary Public _____

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 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 business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 15, 2017

Signature: _____



SUBSCRIBED AND SWORN TO Before me
by the Said Grantee
this 5th day of September 2017.

Notary Public _____

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.]