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# UNOFFICIAL COPY

Saturn Title LLC  
1720055



Doc# 1728349282 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/10/2017 02:41 PM PG: 1 OF 3

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

### Warranty Deed Statutory (Illinois)

THE GRANTOR(S), Ramon Ascencio and Blanca E. Ascencio, HIS WIFE of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Weijie Zhu, X LUDAI ZHU of 3720 S. Union St, Chicago, IL 60609

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2017 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 19-01-416-013-0000

Property Address: 4535 S. California Ave, Chicago, IL 60632

Dated this 1st day of Oct, 2017.

REAL ESTATE TRANSFER TAX	06-Oct-2017
CHICAGO:	1,875.00
CTA:	750.00
TOTAL:	2,625.00 *

19-01-416-013-0000 | 20171001632586 | 1-996-126-144

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

*Ramon Ascencio*  
Ramon Ascencio

REAL ESTATE TRANSFER TAX	06-Oct-2017
COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

19-01-416-013-0000 | 20171001632586 | 2-063-005-632

*Blanca E. Ascencio*  
BLANCA E. ASCENCIO

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Blanca E. Ascencio

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Ramon Ascencio and Blanca E. Ascencio**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 1st day of Oct, 2017.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

**THIS DOCUMENT PREPARED BY:**

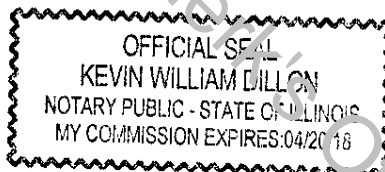
Kevin William Dillon  
6650 N. Northwest Highway, #300  
Chicago, IL 60656-2106

**MAIL TAX BILL TO:**

Weijie Zhu  
~~3720 S. Union St~~ 4535 S. California Ave.  
Chicago, IL ~~60609~~ 60632

**MAIL RECORDED DEED TO:**

Weijie Zhu  
~~3720 S. Union St~~ 4535 S. California Ave.  
Chicago, IL ~~60609~~ 60632



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

Legal Description: **ALL OF LOT SIXTEEN (16) AND THE SOUTH SIX (6) FEET OF LOT SEVENTEEN (17) IN BLOCK THREE (3), IN TYRRELL'S SUBDIVISION OF THE WEST 8-3/4 ACRES OF THE NORTH 14 ACRES OF THE SOUTH 42 ACRES OF THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.**

Permanent Index Number(s): **19-01-416-013-0000**

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Property of Cook County Clerk's Office