

UNOFFICIAL COPY

16211075
WARRANTY DEED



Doc# 1728508056 Fee \$40.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2017 02:51 PM PG: 1 OF 2

(The space above for Recorder's use only)

THE GRANTOR Betty Fang, married to Johnny T. Phan, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Mary Jan O'Halloran of Chicago, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 2352 W. Shakespeare Avenue, #3B & Parking space, Chicago, Illinois 60647, legally described as:

UNITS 3B AND P-3 IN WESTERN-SHAKESPEARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 3 AND 4 (EXCEPT THAT PORTION OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO WEST LINE OF SECTION 31 FOR THE WIDENING OF WESTERN AVENUE) IN EDWARD STEINBRECHER'S SUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 12 IN HOLSTEIN; AND LOT 17 IN BLOCK 12 IN HOLSTEIN IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708215192; TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not due and payable at the time of Closing.

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

Permanent Index Number (PIN): 14-31-118-035-1005 and 14-31-118-035-1012

Address(es) of Real Estate: 2352 W. Shakespeare Avenue, #3B & Parking space, Chicago, Illinois 60647

P-3

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Dated this 30th day of September, 2017

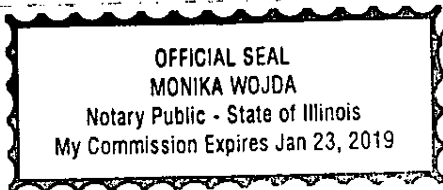
Betty Fang (SEAL)
Betty Fang

Johnny T. Phan (SEAL)
Johnny T. Phan-For the Purposes of Waiving
Homestead Rights

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 Betty Fang and Johnny T. Phan personally known to me to be the same
persons whose names are subscribed in 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 30 day of September, 2017.



Monika Wojda
NOTARY PUBLIC

Commission expires Jan. 23, 2019

This instrument was prepared by: Abid Sabeeh, Attorney at Law, P.O. Box 542, Streamwood, Illinois 60107

MAIL TO:

~~Shane Mowery
Attorney at Law
3653 W. Irving Park Road
Chicago, IL 60618~~

SEND SUBSEQUENT TAX BILLS TO:

Mary Jan O'Halloran
2352 W. Shakespeare Avenue, #3B & Parking
space
Chicago, IL 60647

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX	06-Oct-2017
	COUNTY: 217.50
	ILLINOIS: 435.00
	TOTAL: 652.50
14-31-118-035-1005 20171001634989 1-085-345-728	

REAL ESTATE TRANSFER TAX	06-Oct-2017
	CHICAGO: 3,262.50
	CTA: 1,305.00
	TOTAL: 4,567.50 *
14-31-118-035-1005 20171001634989 0-897-185-728	
* Total does not include any applicable penalty or interest due.	