

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED

1 of 3

17PNW090143WC

CT

Doc#: 1730617075 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/02/2017 01:51 PM Pg: 1 of 2

Dec ID 20171001642822
ST/CO Stamp 1-848-381-472 ST Tax \$200.00 CO Tax \$100.00
City Stamp 1-423-491-008 City Tax: \$2,100.00

THE GRANTORS, Elaine A. Harris, a single woman, of 534 47th Avenue, Bellwood, IL 60104, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to James C. W. Chang, a single man, and Yan Hua Ding, a single woman, not as Tenants in Common, but as **JOINT TENANTS**, of 302 Philip Drive, #204, Daly City, California 94015, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 26 IN BLOCK 7 IN COBE AND MC KINNON'S 67TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 real estate taxes not due and payable at the time of Closing.

Grantor, for herself and her successors, further covenant, promise and agree with Grantees, his heirs and assigns, that she has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claimed by, through or under them.

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

Permanent Real Estate Index Number(s): 19-24-230-014-0000
Address(es) of Real Estate: 6645 S. Campbell, Chicago, Illinois 60629

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Dated this 24th day of October, 2017.

Elaine Harris
Elaine A. Harris

STATE OF ILLINOIS)
)
COUNTY OF DuPage) SS.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elaine A. Harris, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of October, 2017.



Alison Pechnik (Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX		31-Oct-2017
COUNTY:		100.00
ILLINOIS:		200.00
TOTAL:		300.00
19-24-230-014-0000 20171001642822 1-848-381-472		

Mail To:
Philip Chow, Esq.
Law Office of Philip Chow
2323 S. Wentworth Ave, Suite 203
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		31-Oct-2017
CHICAGO:		1,500.00
CTA:		600.00
TOTAL:		2,100.00 *
19-24-230-014-0000 20171001642822 1-423-491-008		

Name & Address of Taxpayer:
James C. W. Chang and Yan Hua Ding
6645 S. Campbell
Chicago, IL 60629

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