

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, LYN SUE KAHNG, of 4506 N. Magnolia, #2-S, Chicago, Illinois 60640, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to LYN SUE KAHNG, as Trustee of the LYN SUE KAHNG REVOCABLE TRUST dated August 30, 2017, of 4506 N. Magnolia, #2-S, Chicago, Illinois 60640, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

PARCEL 1:

UNIT 2S, IN THE MAGNOLIA GROVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 107 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ¼ OF THE EAST ½ OF THE NORTH WEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SAID NORTHWEST ¼ OF SECTION WHICH LIES NORTH OF SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98059274. TOGETHER WITH AND UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO, 98059274.

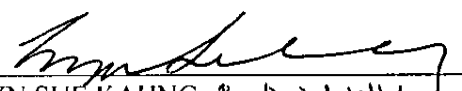
Permanent Index Number: 14-17-117-021-1004

Property Address: 4506 N. Magnolia, #2-S, Chicago, Illinois 60640

SUBJECT TO: General real estate taxes for the year 2017 and subsequent years, covenants, conditions, and restrictions of record, private, public, and utility easements and roads and highways.



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


Dated this 30th day of August, 2017.


 LYN SUE KAHNG, *individually*
 and as Trustee



Doc# 1730619044 Fee \$42.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 11/02/2017 03:13 PM PG: 1 OF 3

REAL ESTATE TRANSFER TAX		03-Nov-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-17-117-021-1004 20171101648122 2-062-585-888		

REAL ESTATE TRANSFER TAX		03-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-17-117-021-1004 20171101648122 1-642-467-264		

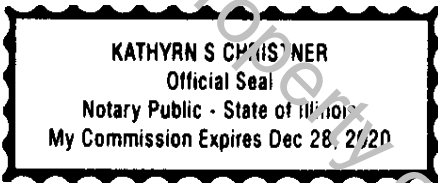
* Total does not include any applicable penalty or interest due.

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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 LYN SUE KAHNG, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 30th day of August, 2017.



Kathryn S. Christner

Notary Public, State of Illinois
My Commission expires 12/28/20

This Instrument was Prepared by/Mail To:

Larissa A. Gest
Duggan Bertsch, LLC
303 West Madison Street Suite 1000
Chicago, Illinois 60606-3321

Send Subsequent Tax Bills To:

Lyn Sue Kahng, Trustee
Lyn Sue Kahng Revocable Trust
4506 N. Magnolia, #2-S
Chicago, Illinois 60640

Exempt under the provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45(e))

8/30/17
Date

Lyn Sue Kahng

Buyer, Seller or Representative

At the specific request of the Grantor and based solely on information supplied by one or more parties hereto and without examination of title. This preparer assumes no liability of any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto accept this DISCLAIMER by Grantor's execution and Grantee acceptance hereof.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor affirms that, to the best of her knowledge, the name of the grantee shown on the deed assignment 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: August 30, 2017.

Signature: *Lyn Sue Kahng*
LYN SUE KAHNG

Subscribed and sworn to before
Me by the said Grantors
This 30th day of August, 2017.



NOTARY PUBLIC *KAC*

The Grantee affirms and verifies that 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August 30, 2017.

Signature: *Lyn Sue Kahng*
LYN SUE KAHNG, as Trustee of the LYN
SUE KAHNG REVOCABLE TRUST

Subscribed and sworn to before
Me by the said Grantees
This 30th day of August, 2017.



NOTARY PUBLIC *KAC*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)