

UNOFFICIAL COPY



WARRANTY DEED

Statutory (Illinois)

Joint-Tenants

Doc# 1733212052 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/28/2017 03:03 PM PG: 1 OF 3

THE GRANTOR(S), Nancy R. Yee, an unmarried woman, of the County of Cook and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY and ^{Married} WARRANT to ~~Zhipeng Yang~~ and Yanhua Tan ^{Married} as tenants-in-common, ~~but~~ ^{as} joint-tenants, the following described Real Estate, situated in the County of Cook State of Illinois, to wit:

* Zhipeng Jerry Yang (A/K/A SEE ATTACHED ^{ZJY} (Zhipeng Yang))

ADDRESS OF PROPERTY: 3553 W 38th St, Unit 2, Chicago, IL 60632
PROPERTY INDEX NUMBER: 16-35-407-077-0000

~~But as tenants by the entirety forever~~

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED November 20, 2017.

FIRST AMERICAN TITLE
FILE # 2885034
112

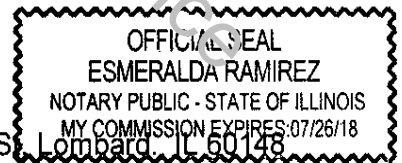
Nancy R. Yee
Nancy R. Yee

STATE OF ILLINOIS, COUNTY OF Cook : SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that Nancy R. Yee, personally known to me to be the same person whose name subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this November 20, 2017.

Esmeralda Ramirez
Notary Public



THIS INSTRUMENT PREPARED BY: Tracey A Rapp, 552 S Elizabeth St, Lombard, IL 60148

MAIL TO:

Olivia Cheng
828 W. 31st St.
Suite C4
Chicago, IL 60608

MAIL SUBSEQUENT TAX BILLS TO:

Grantees address
Zhipeng Yang
3553 W 38th St, Unit 2
Chicago, IL 60632

Vertical stamp with numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and a signature.

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COOK COUNTY RECORDER OF DEEDS

Property of Cook County Recorder of Deeds
Cook County
Recorder of Deeds
Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 21-Nov-2017



| | |
|-----------------|----------|
| CHICAGO: | 1,800.00 |
| CTA: | 720.00 |
| TOTAL: | 2,520.00 |

16-35-407-077-0000 | 20171101656190 | 0-865-447-968

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

REAL ESTATE TRANSFER TAX 21-Nov-2017



| | |
|------------------|--------|
| COUNTY: | 120.00 |
| ILLINOIS: | 240.00 |
| TOTAL: | 360.00 |

16-35-407-077-0000 | 20171101656190 | 0-275-048-480

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LEGAL DESCRIPTION

Legal Description: UNIT 3553-2:

ALL THAT PART OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23, INCLUSIVE, IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 21 IN JAMES H. REES' SUBDIVISION OF THE SOUTHEAST QUARTER LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH STREET EXCEPTING THEREFROM THE EAST 10 FEET OF LOT 11, THAT PART TAKEN FROM LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 FOR THE WIDENING OF WEST 38TH STREET AND EXCEPT THE WEST 9.0 FEET OF SAID LOTS 23 AND THAT PORTION OF SAID LOT 23 LYING NORTH OF THE HEREINAFTER DESCRIBED "LINE A", LINE "A" BEING DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 52.81 FEET TO A POINT ON THE WEST LINE OF LOT 24 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 24, AND THERE TERMINATING ALL OF THE ABOVE TAKEN AS PART OF A TRACT AND EXCEPT THAT PORTION OF AFORESAID LOTS CURRENTLY IN USE FOR VEHICLES AND PEDESTRIAN TRAFFIC, RECORDED JUNE 07, 2006, AS DOCUMENT NO. 0616834001, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 124.00 FEET ALONG THE EAST LINE OF TRACT TO THE SOUTH LINE OF WEST 38TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES WEST ALONG THE SOUTH LINE OF WEST 38TH STREET 28.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 44 MINUTES 33 SECONDS WEST 43.09 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST 22.14 FEET; THENCE SOUTH 81 DEGREES 57 MINUTES 47 SECONDS WEST 81.67 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 24 SECONDS WEST 58.05 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST 74.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.14 FEET TO "LINE A"; THENCE NORTH 71 DEGREES 14 MINUTES 53 SECONDS EAST 16.90 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST 261.65 FEET TO THE POINT OF BEGINNING.

PART OF TRACT (3553-2)

THAT PART OF TRACT DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST 306.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 48.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST ALONG THE CENTERLINE OF PARTY WALL (AND EXTENDED LINE THEREOF) 74.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST ALONG THE CENTERLINE OF PARTY WALL 74.00 FEET TO THE POINT OF BEGINNING.

Permanent Index #'s: 16-35-407-077-0000 VOL. 508

Property Address: 3553 West 38th Street Unit 2, Chicago, Illinois 60632