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17-264685

Warranty Deed
Statutory (ILLINOIS)
General

UNOFFICIAL COPY



Doc# 1734229116 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/08/2017 04:12 PM PG: 1 OF 3

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

THE GRANTOR, SUE PING MEI, married, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY** and **WARRANT** to RACHEL WALDRON, a single person of Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER P35 IN BRYN MAWR TERRACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 2 OF F. W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1923 AS DOCUMENT NUMBER 7879542, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720715138 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 13-12-207-039-1095
Address(es) of Real Estate: 2525 W. Bryn Mawr Avenue, Unit P35, Chicago, IL., 60659

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

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; 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.

THIS IS NOT HOMESTEAD PROPERTY

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45 REAL ESTATE TAX LAW

12-8-17
DATE BUYER, SELLER OR REPRESENTATIVE

Book 3

UNOFFICIAL COPY

Dated this 6 day of December, 2017.

 (SEAL)
Sue Ping Mei

PLEASE
PRINT OR TYPE
NAME
BELOW
SIGNATURE(S)

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 Sue Ping Mei, is/are 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 official seal, this 6 day of December, 2017.



Commission expires 4/30/20
NOTARY PUBLIC

This instrument was prepared by:
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630



MAIL TO:


SEND SUBSEQUENT TAX PILLS TO:

← Rachel Waldron
← 2525 W. Bryn Mawr Ave # 301
← Chicago, IL 60659

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		11-Dec-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-12-207-039-1095 20171201666562 0-208-009-248		

REAL ESTATE TRANSFER TAX		11-Dec-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-12-207-039-1095 20171201666562 1-745-778-720		

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 6, 2017

Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before me this 6 day of December, 2017.

Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: December 6, 2017.

Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me this 6 day of December, 2017.

Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)