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17-264685

Warranty Deed Statutory (ILLINOIS) General



.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

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 parson 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 COMDOMINIUMS, 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, II., 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\_ SECTION 31-45-READ-ESTATE TAY LAW!"

DATE

BUYER, SELLER OR REPRESENTATIVE

RUOK. 3

## **UNOFFICIAL COPY**

Commission expires 41300 NOTARY PUBLIC  This instrument was prepared by: The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Cinzaro, Illinois 60630  MAIL TO:  SEND SUBSEQUENT TAX PILLS TO:  Rackel Waldron 2525 W. Bryn Mawr Ave 2301  Chicogo, IL 60659  OR  Recorder's Office Box No.  Real ESTATE TRANSFER TAX 11-Dec 2017 COUNTY: 0.00 Illinois: 0.00 TOTAL: 0.00		Dated	l this <u>6</u> day of De	ecember, 201	7.		
BELOW SIGNATURE(S)  State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, In and for said County, in the State	PRINT OR TYPE	ng Mei	(SEAL)				
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 arric 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 day of Depember, 2017.  Given under my hand and official seal, this day of Depember, 2017.  ADRIENNE SHAFE Rolation State of the Notary Public - State of the No	BELOW						
ADRIENNE SHRETTER Notary Public - State Wy Commission Expire  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: Rockel Woldern 2525 W. Bryn Mowr Ale # 301  Chicago, TL 60659  OR  Recorder's Office Box No.  Real ESTATE TRANSFER TAX  COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00		a foresaid, DO HER tan e person/s who me this day in pers instrument as his/h	REBY CERTIFY Sue is name/s is/are subscontant acknowledged er/their free and volun	Ping Mei, is/ar ribed to the fo that he/she/the tary act, for th	re personally kr regoing instrun ey signed, seale le uses and purp	nown to me to b nent, appeared b ed and delivered	e the before the said
NOTARY PUBLIC  This instrument was prepared by: The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Circaço, Illinois 60630  MAIL TO:  SEND SUBSEQUENT TAX PILLS TO:  Rackel Weldron 2525 W. Bryn Mawr Ave. 2301  Chicogo, IL 60659  OR  Recorder's Office Box No.  REAL ESTATE TRANSFER TAX  11-Dec-2017  COUNTY: 0.00  ILLINOIS: 0.00  TOTAL: 0.00	·		day of Decemb	per, 2017.		NNE SHREF <sup>*</sup>	
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630  MAIL TO:  SEND SUBSEQUENT 1 AX PILLS TO:  Rackg Waldron 2525 W. Bryn Mawr Ark 3230  Chicago, IU 60659  OR  Recorder's Office Box No.  Real Estate Transfer TAX  11-Dec-2017  COUNTY: 0.00  Illinois: 0.00  TOTAL: 0.00	Commission expires		NO	TARY PUBLI	c ·		
Rackel Waldren  2525 W. Bryn Mawr Ale: #2301  Chicogo IV 60659  Recorder's Office Box No.  Real ESTATE TRANSFERTAX  11-Dec-2017  COUNTY: 0.00  ILLINOIS: 0.00  TOTAL: 0.00	This instrument was pre The Real Property Law	pared by: Group, PC, 4653 N	. Milwaukee Ave., Ch	vayo, Illinois	60630		
REAL ESTATE TRANSFER TAX	MAIL TO:		— Rachel Wald	ochu Wame b	1ve + 301		
REAL ESTATE TRANSFER TAX	OR		·			155:	
COUNTY: 0.00  ILLINOIS: 0.00  TOTAL: 0.00	Recorder's Office Box	No				(C)	
			REAL ESTATE	TRANSFER TAX		0.00	
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<i>[</i> 28]	CTA:	0.00
	TOTAL:	0.00 *
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13-12-207-039-1095 20171201666562 1-745-778-720

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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## **UNOFFICIAL COPY**

## 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 \_\_\_\_\_\_\_, 2017

Signature: Granter or Agent

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

Notary Public

OFFICIAL SE<sup>E</sup>
ADRIENNE SHR' ER
Notary Public - State ois
My Commission Expire 2020

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, 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  $\checkmark$ , 2017.

Signature: Grantee or Agent

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

**Notary Public** 

OFFIC AL SEAL
ADRIENNE SHREFFLER
Notany Public - State of Illinois
Expires 4/30/2020

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.)