

UNOFFICIAL COPY



WARRANTY DEED

Prepared by:

Maurice Grant
Grant Law, LLC
230 W. Monroe, Suite 240
Chicago, IL 60606

Doc# 1806001405 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2018 02:12 PM PG: 1 OF 2

Mail to:

KAN FANG
931 WEST COLLEGE PARKWAY
CHICAGO, IL 60608

Send tax bills to:

Kan Fang
Yiben Jin
931 West College Parkway
Chicago, IL 60608

FIRST AMERICAN TITLE

FILE # 2908057

1/2

The Grantor, Gennell A. Jefferson, a single woman, of the City of Chicago in the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, hereby GRANTS, WARRANTS and CONVEYS to:

Kan Fang and Yiben Jin, husband and wife, of
700 W. Van Buren Street, Apt. 1304, Chicago, Illinois, 60607 not as tenants in common, nor as joint tenants with rights of survivorship, but as TENANTS BY THE ENTIRETY

all interest in the following described Real Estate situated in Cook County, Illinois (See attached Legal Description):

PIN: 17-20-232-071-0000

Address: 931 West College Parkway, Chicago, Illinois 60608

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record.

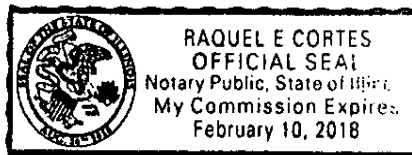
Dated this 7th day of February, 2018

Gennell A. Jefferson (signature)

State of Illinois) The undersigned, a Notary Public in and for said County and State, does hereby certify that
) ss. Gennell A. Jefferson personally known to me to be the same person whose name is subscribed to
County of Cook) this instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes set forth herein.

Given under my hand and seal on this 7th day of February, 2018.

Raquel E. Cortes
Notary Public



Vertical stamp with letters S, P, S, S, SC, INT and handwritten marks

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LEGAL DESCRIPTION

PARCEL 1

THAT PART OF LOT 5, IN THE RESUBDIVISION OF LOT 2 IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NUMBER 0435719024, DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 16 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 45.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 25.93 FEET TO A NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 46 DEGREES 43 MINUTES 18 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT 5 A DISTANCE OF 26.50 FEET; THENCE SOUTH 42 DEGREES 57 MINUTES 34 SECONDS WEST 52.55 FEET TO A POINT ON A WEST LINE OF SAID LOT 5; THENCE NORTH 01 DEGREES 43 MINUTES 43 SECONDS WEST ALONG THE LAST DESCRIBED LINE 2.59 FEET TO A CORNER OF SAID LOT 5; THENCE SOUTH 88 DEGREES 16 MINUTES 17 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.71 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 43 SECONDS WEST 53.50 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.



PARCEL 2

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN DECLARATION OF EASEMENTS, CONVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 22, 2004 AS DOCUMENT NUMBER 0426644060 FOR THE UNIVERSITY VILLAGE HOMEOWNERS' ASSOCIATION, AS AMENDED.

PIN: ~~31-03-207-004-0000~~ 17-20-232-071-0000

Address: 931 West College Parkway, Chicago, Illinois 60608

REAL ESTATE TRANSFER TAX		08-Feb-2018
	CHICAGO:	4,950.00
	CTA:	1,980.00
	TOTAL:	6,930.00 *
17-20-232-071-0000 20180201696972 2-057-906-720		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		08-Feb-2018
	COUNTY:	330.00
	ILLINOIS:	660.00
	TOTAL:	990.00
17-20-232-071-0000 20180201696972 1-300-580-896		