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UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
General**

Doc#: 1810308107 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/13/2018 12:35 PM Pg: 1 of 2

Dec ID 20180301631866
ST/CO Stamp 0-711-115-040 ST Tax \$435.00 CO Tax \$217.50
City Stamp 1-389-647-392 City Tax: \$4,567.50

**NORTH AMERICAN
TITLE CO.**

17-264444

Above Space for Recorder's Use Only

THE GRANTOR, COUSINS NEXT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, duly organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the state where the following describe real estate is located, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY and WARRANT to XIAOYIN CAO AND THOMAS A. BRECHEISEN, wife and husband, AS TENANTS BY THE ENTIREY, not as tenants in common and not as joint tenants**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 807, P35 AND P34 IN THE 5430 NORTH SHERIDAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOTS 6, 7 AND THE NORTH 12 1/2 FEET OF LOT 8 IN BLOCK 6 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0631715066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0631715066, IN COOK COUNTY, ILLINOIS.

Commonly known as:

5430 N. Sheridan Road, Unit 807,
Chicago, IL., 60640

Pin: 14-08-206-031-1047, 14-08-206-031-1083 and 14-08-206-031-1084

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.

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Dated this 15th day of March, 2018.



(SEAL)

PLEASE

Cousins Next, LLC
Signed by: Elissa Morgante
Its: Manager

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 Elissa Morgante, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 15th day of March, 2018.



Commission expires 11/20/2019



NOTARY PUBLIC



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


MAIL TO:
M.R. Huff, Attorney at Law
211 S. Clark St. Unit 2467
Chicago, IL 60690-5008

SEND SUBSEQUENT TAX BILLS TO:
Xiaoyin Cao
5430 N. Sheridan Rd. Apt. 807
Chicago, IL 60640-7618

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		03-Apr-2018
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50
14-08-206-031-1047 20180301631866 0-711-115-040		

REAL ESTATE TRANSFER TAX		03-Apr-2018
	CHICAGO:	3,262.50
	CTA:	1,305.00
	TOTAL:	4,567.50 *
14-08-206-031-1047 20180301631866 1-389-647-392		

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