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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

ANDREW L. WANG and SARA L. SEMAL
5923 N. WINTHROP AVENUE
UNIT 1S
Chicago, IL 60660

730908 1/2
Citywide Title Corporation
850 W. Jackson Blvd, Ste. 320
Chicago, IL 60607



1822716033D

Doc# 1822716033 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2018 12:02 PM PG: 1 OF 6

(The Above Space for Recorder's Use Only)

THE GRANTORS ANDREW L. WANG and SARA L. SEMAL, husband and wife, of 305 Santa Paula Avenue, Pasadena, CA 91107, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to TAYLOR C. TEFFT, a single woman never married, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-05-401-052-1018

Property Address: 5923 N. WINTHROP AVENUE, UNIT 1S, CHICAGO, IL 60660

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 25 day of July, 2018.

ANDREW L. WANG

SARA L. SEMAL

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SC V
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STATE OF California)
) SS,
COUNTY OF Los Angeles)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ANDREW L. WANG and SARA L. SEMAL are 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 in the 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 notarial seal, this ____ day of ____, 2018.

**PLEASE SEE
NOTARY SEAL ON
ATTACHED PAGE**

Notary Public

THIS INSTRUMENT PREPARED BY
Law Offices of Jeffrey S. Sell
12443 South Route 59, Unit 103
Plainfield, IL 60585

MAIL TO:

MICHAEL SAMUELS, ESQ.
720 Osterman Avenue,
Suite 301
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

TAYLOR C. TEFFT
5923 N. Winthrop Avenue
Unit 1S
Chicago, IL 60660

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California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

s.s.

On July 25 2018 before me, K. George, Notary Public

Name of Notary Public: Title

personally appeared Sara L. Semal and

Name of Signer (1)

Andrew L. Wang

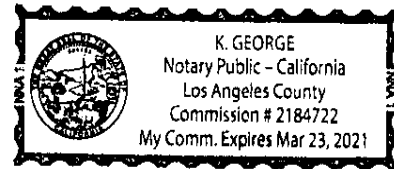
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed Illinois statutory containing 2 pages, and dated 7/25/18.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input checked="" type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # <u>67</u>	Entry # <u>677</u>
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/> _____	

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EXHIBIT A

PARCEL 1: UNIT NO. 5923-1S IN THE THORNDALE HARBOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 16 AND THE NORTH 1/2 OF LOT 15 IN BLOCK 19 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, A SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT OF WAY OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0612834012 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE BALCONY RIGHTS B-5923-1S, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0612834012.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

10-Aug-2018



CHICAGO:

1,811.25

CTA:

724.50

TOTAL:

2,535.75 *

14-05-401-052-1018

| 20180701642043

| 0-491-826-976

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Aug-2018



COUNTY:	120.75
ILLINOIS:	241.50
TOTAL:	362.25

14-05-401-052-1018

| 20180701642043 |

1-322-594-080