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WARRANTY DEED



Doc# 1827113048 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2018 02:54 PM PG: 1 OF 3

(The space above for Recorder's use only)

THE GRANTORS, JIAN FANG and JIN ZHANG, married to each other, of Northbrook, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to Irving Realty Management LLC, an Illinois Limited Liability Company in the following described Real Estate situated in Cook County, Illinois, commonly known as 3738 W. Irving Park Road, Chicago, Illinois 60618, legally described as:

LOT 33 IN BLOCK 29 IN SUBDIVISION OF BLOCKS 1 TO 38, BOTH INCLUSIVE, IN W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2018 and subsequent years.

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

This is not homestead property to Jian Fang and Jin Zhang.

Permanent Index Number (PIN): 13-14-330-029-0000
Address of Real Estate: 3738 W. Irving Park Road, Chicago, Illinois 60618


EXEMPT UNDER THE PROVISION OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX.



Signature Jin Zhang Date 9/15/2018
Buyer/Seller Representative

Dated this 15th day of September, 2018

Jian Fang
JIAN FANG

Jin Zhang
JIN ZHANG

REAL ESTATE TRANSFER TAX	28-Sep-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	28-Sep-2018
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00
13-14-330-029-0000 20180901692271 0-593-664-160	

13-14-330-029-0000 | 20180901692271 | 1-367-394-464

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

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JIAN FANG AND JIN ZHANG, married to each other, personally known to me to be the same persons whose names are subscribed in 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 September, 2018.



Edward Son

NOTARY PUBLIC

Commission expires 10/16/2021

Mail To:
Jian Fang
PO Box 81
Techny, IL 60082

SEND SUBSEQUENT TAX BILLS TO:

JIAN FANG

PO BOX 81

TECHNY IL 60082

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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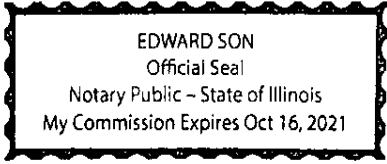
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership 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.

Dated Sept 15, 20 18

Signature: Jin Zhang / Jian Fang
Grantor or Agent

Subscribed and sworn to before me by the said Jin Zhang and Jian Fang this 15th day of September, 2018.



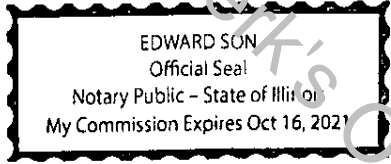
Notary Public Edward Son

The **grantee** or his/her 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 to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Sept 15, 20 18

Signature: Jin Zhang
Grantee or Agent

Subscribed and sworn to before me by the said Jin Zhang this 15th day of September, 2018.



Notary Public Edward Son

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.

(Attach 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.)