

Doc#: 1833233290 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2018 01:57 PM Pg: 1 of 2

Chicago Title - LND
18SA4243901 LP
(leg 2) RM

Dec ID 20181101627865
ST/CO Stamp 1-248-719-520 ST Tax \$266.00 CO Tax \$133.00
City Stamp 1-372-156-576 City Tax: \$2,793.00

Above Space for Recorder's Use Only

The GRANTOR, STEVEN M. CHAN, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEES, DONNY SITU and HUI FANG SITU, husband and wife, as tenants by the entirety, in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof).

both single, as Joint Tenants

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-33-101-046-1003

Address of Real Estate: 719 W. 31st Street Unit 3, Chicago, IL 60616

THIS IS NOT HOMESTEAD PROPERTY FOR GRANTOR

The date of this deed of conveyance is November 26, 2018.

Steven Chan

(SEAL) STEVEN M. CHAN

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN M. CHAN personally known to me to be the same 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(they) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires)

Given under my hand and official seal November 26, 2018.

Roger Tsang

Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN THE 719 WEST 31ST STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 28.0 FEET OF THE WEST 84.0 FEET OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND 10, TAKEN AS A SINGLE TRACT, ALL IN BISSELL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH 1/2 OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617426095, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF BONUS ROOM L.C.E. UNIT 3 AND PARKING SPACE P-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT C TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617426095.

Permanent Real Estate Index Number: 17-33-101-046-1003

Address of Real Estate: 719 W. 31st Street Unit 3, Chicago, IL 60616

<p>This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>DONNY and HUI FANG SITU 719 W. 31st Street, Unit 3 Chicago, IL 60616</p>	<p>Recorder-mail recorded document to:</p> <p>Law Office of PHILIP CHOW 2323 S. Wentworth Avenue, Flr 2 Chicago, Illinois 60616</p>
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