

Doc#: 1900406039 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/04/2019 09:53 AM Pg: 1 of 2

Dec ID 20181201652521
ST/CO Stamp 1-591-215-776 ST Tax \$280.00 CO Tax \$140.00
City Stamp 0-517-473-952 City Tax: \$2,940.00

175A4243698LD
Chicago Title - Und
(182) RM

Above Space for Recorder's Use Only

The **GRANTORS NAN-CHU WANG and SZU WEI LU**, 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, WEI GUANG GUO and YUTING LI**, 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).*

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

Permanent Real Estate Index Number: 17-35-407-058-0000

Address of Real Estate: 3529 W. 38th Street, Unit #1, Chicago, Illinois 60632

THIS IS NOT HOMESTEAD PROPERTY FOR GRANTOR

The date of this deed of conveyance is December 13, 2018.

Nan Chu Wang

(SEAL) NAN-CHU WANG

Szu Wei Lu

(SEAL) SZU WEI LU

(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 NAN-CHU WANG and SZU WEI LU, 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(their) 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 December 13, 2018.

Roger Tsang

Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

ALL OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23, INCLUSIVE, IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION OF BLOCK 21 IN JAMES H. REES' SUBDIVISION OF THE SOUTHEAST 1/4 (LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL) IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST 38TH STREET, EXCEPTING THEREFROM THE EAST 10.00 FEET OF LOT 11, THAT PART TAKEN FROM LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, AND 23 FOR THE WIDENING OF WEST 38TH STREET AND EXCEPT THE WEST 9.0 FEET OF SAID LOT 23 AND THAT PORTION OF SAID LOT 23 LYING NORTH OF THE HEREINAFTER DESCRIBED "LINE A", "LINE A" BEING DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 23 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID; THENCE SOUTHWESTERNLY ALONG A STRAIGHT LINE A DISTANCE OF 52.81 FEET TO A POINT ON THE WEST LINE OF LOT 24 IN BLOCK 1 IN C.B. HOSMER'S SUBDIVISION AFORESAID, SAID POINT BEING 17.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 24, AND THERE TERMINATING; ALL OF THE ABOVE TAKEN AS A TRACT.

AND EXCEPT THAT PORTION OF AFORESAID LOTS CURRENTLY IN USE FOR VEHICLES AND PEDSTRAN TRAFFIC, RECORDED JUNE 07, 2006 AS DOCUMENT NO. 0616834001, FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 124.00 FEET ALONG THE EAST LINE OF TRACT TO THE SOUTH LINE OF WEST 38TH STREET; THENCE NORTH 89 DEGREES 58 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF WEST 38TH STREET 28.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 44 MINUTES 33 SECONDS WEST 43.09 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 43 SECONDS WEST 22.14 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST 74.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.14 FEET TO "LINE A", THENCE NORTH 71 DEGREES 14 MINUTES 53 SECONDS EAST 16.90 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST 261.65 FEET; TO THE POINT OF BEGINNING.

PART OF TRACT (#3529-1)

PART OF TRACT FURTHER DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF TRACT THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS WEST 58.00 FEET ALONG THE SOUTH LINE OF SAID TRACT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 91.8 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.88 FEET; THENCE NORTH 81 DEGREES 44 MINUTES 33 SECONDS EAST 29.96 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST 28.35 FEET TO THE NORTHEAST CORNER OF TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 31.83 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 30 SECONDS WEST ALONG THE CENTER LINE OF PARTY WALL (AND EXTENDED LINE THEREOF) 58.00 FEET TO THE POINT OF BEGINNING.

Permanent Real Estate Index Number: 16-35-407-058-0000

Address of Real Estate: 3529 W. 38th Street, Unit #1, Chicago, Illinois 60632

<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>WEI GUANG GUO 3529 W. 38th Street, Unit #1 Chicago, Illinois 60632</p>	<p>Recorder-mail recorded document to:</p> <p>Law Office of PENG TIAN MA 2961 S. Archer Ave Chicago, IL 60608</p>
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