

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(INDIVIDUALS to INDIVIDUAL)

Doc#: 1903719199 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/06/2019 10:45 AM Pg: 1 of 2

Dec ID 20190101686388
ST/CO Stamp 0-350-177-696 ST Tax \$237.00 CO Tax \$118.50
City Stamp 1-110-962-592 City Tax: \$2,488.50

This Instrument was prepared by:

Kimberly A. Palmisano
PALMISANO & MOLTZ
19 S. LaSalle St., Suite 900
Chicago, IL 60603

Send Subsequent Tax Bills to:

Mohamad irani
1220 S. White Oak Drive, Apt 1021
Waukegan, Illinois 60085

Mail to:

William Gundlach
WILLIAMS & GUNDLACH LLC
33 N. LaSalle Street, Suite 3350
Chicago, Illinois 60602

RECORDERS STAMP

THE GRANTORS, **Benny Yau**, married to Clloe Lo, and **Hung Yee Moy Yau**, married to Wai Seng Yau, both of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to: **Mohamad Irani, a married man**, of 1220 S. White Oak Drive, Apt 1021, Waukegan, Illinois 60085. The following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

UNIT NUMBER 318 AND G-68, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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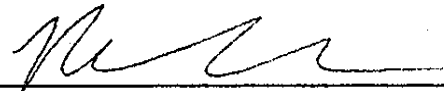
Property Index Number: 17-21-414-011-1136 (Unit 318) and 17-21-414-011-1199 (Parking Unit G-68)

Common Address: 1935 S. ARCHER AVE, UNIT 318 & G-68, CHICAGO, ILLINOIS 60616

THIS IS NOT HOMESTEAD PROPERTY FOR EITHER GRANTOR.

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for 2018 and subsequent years.

IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 21st day of January, 2019.

X 
Benny Yau

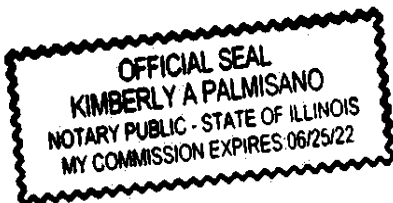
X 
Hung Yee Moy Yau

STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Benny Yau**, married to Chloe Lo, and **Hung Yee Moy Yau**, married to Wai Seng Yau, 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 severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of January, 2019




Notary Public