

UNOFFICIAL COPY

This instrument prepared by:

Zachary P. Rustad, Attorney
2 N. Riverside Plaza, Suite 1850
Chicago, Illinois 60606

~~After recording mail to:~~

Law Office of Feder Kozlov
1000 E. Algonquin Rd #250
Schaumburg IL 60173

Mail tax bills to:

Yiu Fan Ngan
2946 N. Wood St. #F
Chicago, IL 60657

Doc#: 1908608150 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/27/2019 11:14 AM Pg: 1 of 3

Dec ID 20190301618368
ST/CO Stamp 1-114-484-128 ST Tax \$620.00 CO Tax \$310.00
City Stamp 1-758-940-576 City Tax: \$6,510.00

This space reserved for Recorder's use only.

WARRANTY DEED

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
① PT19-49534FA

THIS WARRANTY DEED is made the 8th day of March, 2019, by ERIC M. MATREJEK AND LISA M. MATREJEK ("Grantor"), husband and wife, of the Chicago, Cook County, Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **CONVEY AND WARRANT** to **HAUWA NGAN, CHENGYING GAN, JING YEE FUNG and YIUFAN NGAN**, ~~NGAN, NGAN~~

(collectively "Grantee"), as **JOINT TENANTS, FOREVER**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

PIN: 14-30-223-106-0000
Address: 2946 N. Wood St., Unit F, Chicago, Illinois 60657

Subject to: covenants, conditions and restrictions of record; and general real estate taxes for the second installment of 2018 and subsequent years.

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

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written

Eric M. Matrejek
ERIC M. MATREJEK

Lisa M. Matrejek
LISA M. MATREJEK

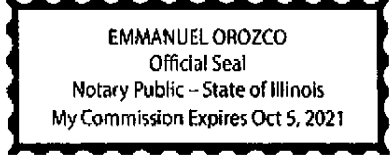
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Emmanuel Orozco, a Notary Public in and for said County in the State aforesaid, do hereby certify that Eric M. Matrejek, 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 and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8th day of March, 2019.

Emmanuel Orozco
Notary Public

My Commission expires: October 5, 2021



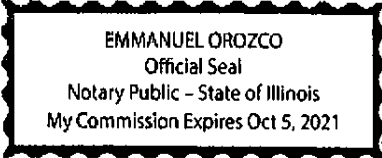
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Emmanuel Orozco, a Notary Public in and for said County in the State aforesaid, do hereby certify that Lisa M. Matrejek, 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 and delivered such instrument as his/her/their own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 8th day of March, 2019.

Emmanuel Orozco
Notary Public

My Commission expires: October 5, 2021



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EXHIBIT A

Legal Description

PIN: 14-30-223-106-0000
Address: 2946 N. Wood St., Unit F, Chicago, Illinois 60657

Parcel 1:

The East 18.83 Feet Of The West 61.86 Feet Of Lot 2 In Wellington Park Subdivision, Being A Subdivision Of Part Of The East Half Of The Northeast Quarter Of Section 30, Township 40 North, Range 14, East Of The Third Principal Meridian, According To The Plat Thereof Recorded November 17, 1999 And Known As Trust Number 09079864, In Cook County, Illinois.

Parcel 2:

Easement For Ingress And Egress For The Benefit Of Parcel 1, Aforesaid, As Set Forth In The Declaration Of Covenants, Conditions, Restrictions, Easements And Party Wall Rights For Wellington Park Homeowners Association Recorded December 11, 2000 As Document 00970524.

Property Of Cook County Clerk's Office