

# UNOFFICIAL COPY

Doc#: 1910208257 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/12/2019 11:45 AM Pg: 1 of 3

Dec ID 20190401638171  
ST/CO Stamp 2-029-376-416 ST Tax \$647.00 CO Tax \$323.50  
City Stamp 0-742-514-080 City Tax: \$6,793.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

APR - 03968V

THE GRANTOR, KEVIN FAN, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, MARK OHRTMAN, and KIMBERLY LAUGHLIN, HUSBAND & WIFE ~~AS TENANTS BY THE ENTIRETY~~ of the City of Chicago, Cook County, State of Illinois, all interest in 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*

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2018 and subsequent years; and

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

Permanent Real Estate Index Number(s): 14-31-103-023-0000  
Address(es) of Real Estate: 2346 W. Belden Ave, Chicago, IL 60647

Dated this 26<sup>th</sup> Day of March, 2019

K. Fan  
KEVIN FAN

State of Illinois )  
                          ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY KEVIN FAN, personally known to me to be the same person(s) whose name(s) are subscribed to 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*See Attached Acknowledgment*  
(Notary Public) Commission Expires \_\_\_\_\_

*This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647*

Mail To: MARK OHRTMAN, 2346 W. BELDEN AVE CHICAGO IL 60647  
Send Subsequent Tax Bills to: Mark Ohtman and Kimberly Laughlin, 2346 W. Belden Ave, Chicago, IL 60647

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

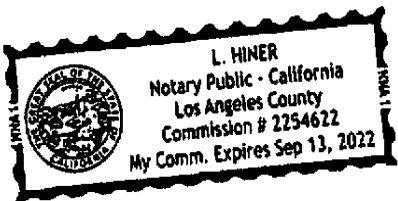
State of California )  
County of Los Angeles )

On March 26 2019 before me, L. Hiner, Notary Public  
*Here Insert Name and Title of the Officer*  
personally appeared Kevin Fan  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
*Signature of Notary Public*

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: Warranty Deed  
Document Date: 3/26/2019 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_


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## Legal Description

LOT 48 IN BLOCK 3 IN HOLSTEIN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Property Address:  
2346 W. Belden Ave  
Chicago, IL 60647

Pin: 14-31-103-023-0000

REAL ESTATE TRANSFER TAX		12-Apr-2019
	CHICAGO:	4,852.50
	CTA:	1,941.00
	<b>TOTAL:</b>	<b>6,793.50 *</b>

14-31-103-023-0000 | 20190401638171 | 0-742-514-080

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

REAL ESTATE TRANSFER TAX		12-Apr-2019
	COUNTY:	323.50
	ILLINOIS:	647.00
	<b>TOTAL:</b>	<b>970.50</b>

14-31-103-023-0000 | 20190401638171 | 2-029-376-416