

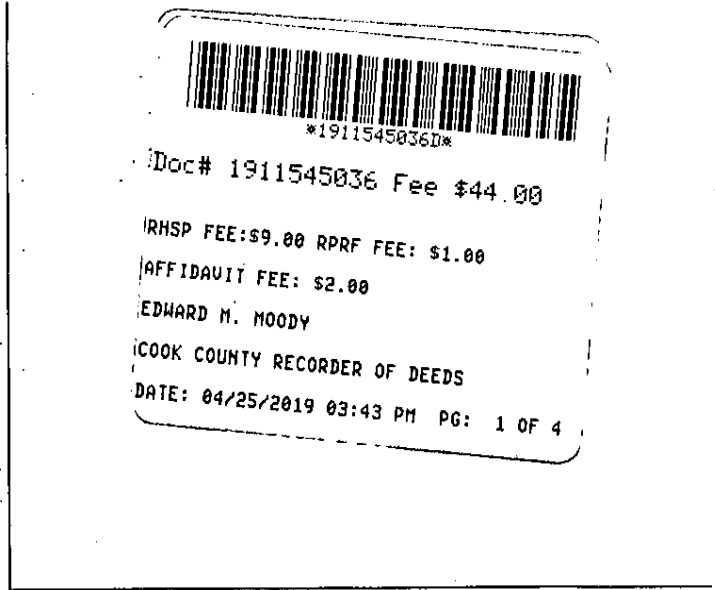
# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

*Record 1st*

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

*81262097*



*65244688-48824720*

THE GRANTOR(S) Leon Tai, divorced and not since remarried of the 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, CONVEY and WARRANT to Joanna Tai, of the city of Chicago, County of Cook, State of Illinois all interest in the following described Real Estate located at of 4157 North Kenmore Unit #3S, and P-25 and P-30 Chicago, Illinois 60613 to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions on record; Private, public and utility easements and roads and highways; Party wall rights and agreements; General taxes for the year 2019 and subsequent years


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): 14-17-404-063-1013  
14-17-404-063-1046  
14-17-404-063-1051

Address of Real Estate: 4157 NORTH KENMORE #3S,  
CHICAGO, IL 60613



Dated this 22 day of February, 2019

Leon Tai

REAL ESTATE TRANSFER TAX	25-Apr-2019
 CHICAGO:	1,537.50
CTA:	615.00
<b>TOTAL:</b>	<b>2,152.50 *</b>

14-17-404-063-1013 | 20190201606580 | 0-938-346-400

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

REAL ESTATE TRANSFER TAX	25-Apr-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-17-404-063-1013 | 20190201606580 | 0-089-226-144



First American  
Title Insurance Company

Warranty Deed - Individual

*R4*

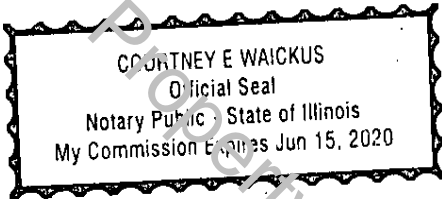
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT I, Leon Tai (divorced and not since remarried personally known to me to be the same person) whose name is 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.

and I certify that  
80122 KM, 067.15

Given under my hand and official seal this 22nd day of February, 2019.



Courtney E. Waickus  
Notary Public

Prepared by:  
Scott D. Hodes  
180 N LaSalle Street Suite 3700  
Chicago, IL 60601

Mail to:  
Scott D. Hodes  
180 N. LaSalle St. #3700  
Chicago, IL 60601

Name and Address of Taxpayer: / Grantee Address  
Joanna Tai  
4157 North Kenmore Ave. #3S  
CHICAGO, IL 60613

PROPERTY OF COOK COUNTY CLERK'S OFFICE



# UNOFFICIAL COPY

## EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 14-17-404-063-1013, 14-17-404-063-1046, 14-17-404-063-1051

Land situated in the County of Cook in the State of IL

UNIT 4157-3 S AND P-25 AND P-30 IN THE BUENA PARK CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 30 AND 31 AND THE WEST 10 FEET OF LOT 29 IN BLOCK 7 IN BUENA PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020694662 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 4157 N KENMORE AVE, APT 3S, Chicago, IL 60613

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



U06939526

1371 3/21/2019 81262097/2

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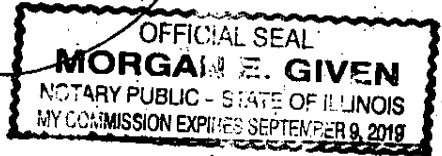
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-22-19

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Scott D. Hutz THIS 22<sup>nd</sup> DAY OF February, 2019.



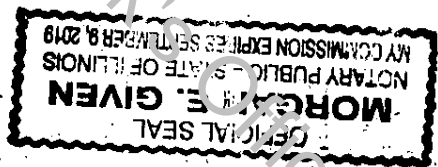
NOTARY PUBLIC [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 2-22-19

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Scott D. Hutz THIS 22<sup>nd</sup> DAY OF February, 2019.



NOTARY PUBLIC [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]