

UNOFFICIAL COPY

Doc#: 1912833086 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/08/2019 09:55 AM Pg: 1 of 2

Warranty Deed

ILLINOIS

Dec ID 20190501663804
ST/CO Stamp 0-459-446-176 ST Tax \$415.00 CO Tax \$207.50
City Stamp 1-104-201-632 City Tax: \$4,357.50

Above Space for Recorder's Use Only

THE GRANTOR(S) Cirrus Investment Group, LLC / V and T Investment Corporation 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 considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Ping Jia as ~~[Select a Form]~~ of 1135 S. Delano Court, E317, Chicago, Illinois, 60605- the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

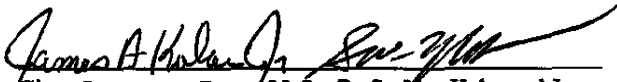
~~A SINGLE WOMAN~~
A MARRIED WOMAN

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

Permanent Real Estate Index Number(s): 17-21-214-101-0000

Address(es) of Real Estate: 1315 S. Plymouth Ct, Unit C, Chicago, IL 60605

The date of this deed of conveyance is 4/30/2019.


Cirrus Investment Group, LLC – By Su-Yun Kolar and James A. Kolar, Jr. – Its Authorized Agent

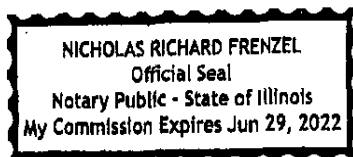

V&T Investment Corporation – By Tam Huynh Its Authorized Agent

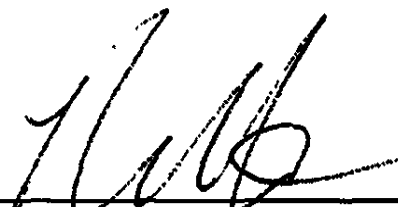
State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Su-Yun Kolar, James A. Kolar Jr. and Tam Huynh personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared 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.

FIDELITY NATIONAL TITLE OC19008998

Given under my hand and official seal 4/30/2019.

10/1




Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1315 S. Plymouth Ct, Unit C, Chicago, IL 60605


Legal Description:



PARCEL 1:

DWELLING PARCEL 1315-C: THE SOUTH 36.0 OF THE NORTH 72.0 FEET OF THE SOUTH 144.0 FEET OF THE WEST 24.0 FEET OF THE EAST 83.32 FEET OF LOTS 2, 4, 5 AND 6 TAKEN TOGETHER AS A TRACT, IN NEWGATE SQUARE RESUBDIVISION UNIT 1, BEING A RESUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR DEARBORN PARK II - NEWGATE SQUARE RECORDED MAY 28, 1993 AS DOCUMENT NO 93407102, AND AMENDMENT THERETO RECORDED AUGUST 9, 1993 AS DOCUMENT NO. 93623630 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO 92808220.

REAL ESTATE TRANSFER TAX		07-May-2019
	CHICAGO:	3,112.50
	CTA:	1,245.00
	TOTAL:	4,357.50 *
17-21-214-101-0000 20190501663804 1-104-201-632		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		07-May-2019
	COUNTY:	207.50
	ILLINOIS:	415.00
	TOTAL:	622.50
17-21-214-101-0000 20190501663804 0-459-446-176		

<p>This instrument was prepared by: Nicholas Frenzel Frenzel Law, LLC 120 W. Madison Street, Suite 200-10 Chicago, IL 60602</p>	<p>Send subsequent tax bills to: Ping Jia 1315 S. Plymouth Ct. Unit C Chicago, IL 60605</p>	<p>Recorder-mail recorded document to: Law office of Ping Liu 1717 N. Napier Blvd., STE 200 Naperville, IL 60563</p>
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