

# UNOFFICIAL COPY

19-5229  
WARRANTY DEED  
ILLINOIS STATUTORY  
(Individual to Individual)



Doc# 1916218047 Fee \$28.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2019 10:25 AM PG: 1 OF 2

The Grantor (s), **Xueshun Nai and Jinfang Liu**, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars & No/100 (\$10.00) and other good and valuable considerations in hand paid, Convey (s) and Warrant (s), to **Lisa A. Landers**, of 1265 W. Flourmoy Street, Unit B, Chicago, Illinois, all right, title and interest in the following land:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION RIDER

PERMANENT INDEX NUMBER: 17-1/-310-035-1002.

PROPERTY ADDRESS: 1265 W. Flourmoy Street, Unit B, Chicago, Illinois. 60607.

Subject to the real estate taxes to tax year 2018 (2<sup>nd</sup> installment) and subsequent years, conditions and restrictions of record, provided they do not interfere with the current use and enjoyment of the real estate, assessments confirmed after the date of the contract, easements, and covenants and building lines of record, if any, zoning ordinances and building laws.

DATED THIS 3 DAY OF June, 2019.

Xueshun Nai (SEAL)  
Xueshun Nai  
MADDALENA SAVINO (SEAL)  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Nov 9, 2022  
STATE OF ILLINOIS  
COUNTY OF Lake

Jinfang Liu (SEAL)  
Jinfang Liu  
MADDALENA SAVINO (SEAL)  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Nov 9, 2022

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Xueshun Nai and Jinfang Liu**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he/she/they have signed, sealed and delivered the 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.

Given under my hand and notarial seal, this 3 day of June, 2019.

[Signature]  
Notary Public

My Commission expires:

10/2

(Seal)  
MADDALENA SAVINO  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Nov 9, 2022


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# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 1265-B IN UNIVERSITY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 11 IN MACALESTER'S SUBDIVISION OF BLOCK 5 OF VERNON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 38, 39, 44 AND 45 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A1 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27018285 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

REAL ESTATE TRANSFER TAX		11-Jun-2019
	CHICAGO:	2,452.50
	CTA:	981.00
	TOTAL:	3,433.50 *
17-17-310-035-1002   20190601698085   0-810-319-776		

Prepared by:

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

Brian J. Mulcahy  
Attorney at Law  
1801 S. Meyers Rd.  
Suite 220  
Oakbrook Terrace, IL. 60181



~~Mail to:~~

William A. Galioto  
Innovate Legal  
2541 W. Division St.  
Chicago, IL 60622

*Return To:*  
Novas Title Company, LLC  
1801 S. Meyers Rd.  
Suite ~~220~~ 220  
Oakbrook Terrace, IL 60181

Send Subsequent Tax Bills to:

Lisa A. Landers  
1265 W. Flournoy St.  
Unit B  
Chicago, IL. 60607

REAL ESTATE TRANSFER TAX		11-Jun-2019
 	COUNTY:	163.50
	ILLINOIS:	327.00
	TOTAL:	490.50
17-17-310-035-1002   20190601698085   1-735-819-168		