

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

737170 1/2  
THIS DEED is made as of the 16 day of May, 2019, by and between



\*19162220810\*

Doc# 1916222081 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/11/2019 03:36 PM PG: 1 OF 4

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

SILVIA BOHALTIANU, MARRIED TO  
HERNAN RAMIREZ

("Grantor," whether one or more),

and

CLIFTON WONG AND LIEN HO, BOTH  
SINGLE PEOPLE, AS JOINT TENANTS

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 2 AND PARKING SPACE P-1 IN THE ZIVA CONDOMINIUM AS DELINEATED ON A PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 IN BLOCK 6 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 31, 2008 AS DOCUMENT NUMBER 0821316018; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-32-407-039-1002 (VOL: 523) & P.I.N. 17-32-407-039-1005

COMMONLY KNOWN AS: 832 W. 36TH ST., UNIT #2, CHICAGO, IL 60609

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2018 and subsequent years.

S ✓  
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INT

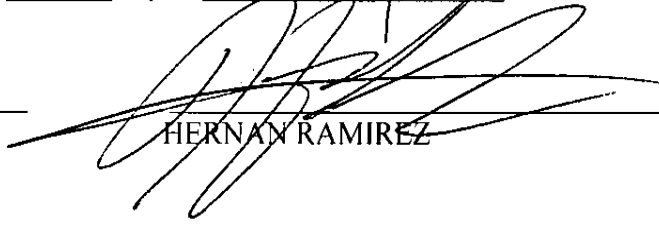
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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its

name to be signed to these presents, this 16 day of May, 2019.



SILVIA BOHALTIANU



HERNAN RAMIREZ

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: JOHN F ETZKORN 1632 W Touhy AVE CHICAGO IL 60626

SEND SUBSEQUENT TAX BILLS TO: CLIFTON WONG AND LIEN HO  
832 W. 36TH ST., UNIT #2, CHICAGO, IL 60609

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

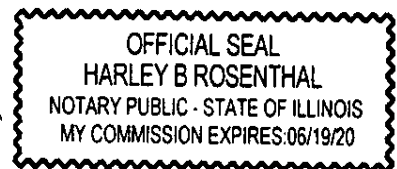
STATE OF IL }  
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that SILVIA BOHALTIANU AND HERNAN RAMIREZ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of May, 2019.

Notary Public 

My Commission Expires: 6-19-20



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737170

## REAL ESTATE TRANSFER TAX

05-Jun-2019



**CHICAGO:**

2,362.50

**CTA:**

945.00

**TOTAL:**

3,307.50 \*

17-32-407-039-1002 | 20190601693893 | 0-398-524-320

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

Property of Cook County Clerk's Office

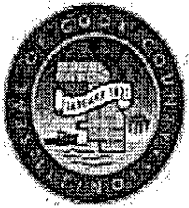
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737170

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

05-Jun-2019



<b>COUNTY:</b>	157.50
<b>ILLINOIS:</b>	315.00
<b>TOTAL:</b>	472.50

17-32-407-039-1002

| 20190601693893 |

1-143-177-120