

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Individual to Individual)**

Doc#: 1918613049 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/05/2019 09:46 AM Pg: 1 of 3

Dec ID 20190601697945  
ST/CO Stamp 1-200-521-312 ST Tax \$1,040.00 CO Tax \$520.00  
City Stamp 1-307-316-320 City Tax: \$10,920.00

**Mail To:**

Michael H. Wasserman, Esq. *PC*  
105 W. Madison St.  
Suite 401  
Chicago, IL 60602

**Send Subsequent Tax Bills To:**

Stephanie Shen & Yue Ma  
2628 N. Wayne Ave.  
Unit PH  
Chicago, IL 60614

RECORDER'S STAMP

*PT 19-50755  
102*

THE GRANTOR, Shimon Braun, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Stephanie Shen and Yue Ma, wife and husband, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes for second installment of 2018 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-29-307-072-1005

Property Address: 2628 North Wayne Avenue, Unit PH, Chicago, Illinois 60614

*\* Large space number 6.4*

**SIGNATURE PAGE FOLLOWS**

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Dated this 3 day of June, 2019.

Shimon Braun  
Shimon Braun

STATE OF IL )  
                                  )SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shimon Braun is 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 3 day of JUNE, 2019.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091  
(Name and Address)

**MAIL TO:**

Michael H. Wasserman, Esq. PC  
105 W. Madison St.  
Suite 401  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Stephanie Shen & Yue Ma  
2628 N. Wayne Ave.  
Unit PH  
Chicago, IL 60614

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## Exhibit A

Unit 3 In The 2628 North Wayne Condominium As Depicted On The Plat Of Survey Of The Following Described Real Estate:

Lots 24 And 25 In John P. Altgeld's Subdivision Of The North 1/2 And The South East 1/4 Of Subdivision Of Block 4 In Subdivision Of Block 44 In Sheffield Addition To Chicago In Section 29, Township 40 North, Range 14, East Of The Third Principal Meridian, In Cook County, Illinois;

Which Plat Of Survey Is Attached As Exhibit "B" To The Declaration Of Condominium Ownership Recorded February 5, 2015 In The Office Of The Recorder Of Deeds Of Cook County, Illinois As Document Number 1503634043, As Amended From Time To Time Together With Its Undivided Percentage Interest In Cook County, Illinois.

Also, The Exclusive Right To The Use Of Garage Space Number G4, Storage Space Number S4, And Rooftop Deck, Limited Common Elements "(lce)", As Delineated On The Plat Of Survey And The Rights And Easements For The Benefit Of Unit Number 3 As Are Set Forth In The Declaration; The Grantor Reserves To Itself; Its Successors And Assigns, The Rights And Easements As Set Forth In The Said Declaration For The Remaining Land Described Therein.

14-29-307-072-1005