

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Chuang Chen and Nan Zhang, husband and wife, of:
2030 N. Lincon Ave.
Apt. H
Chicago, IL 60614
County of Cook



Doc# 1919834138 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2019 01:21 PM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTORS Chuang Chen and Nan Zhang for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Ruth A. Rustad and Claf J. Rustad wife and husband, and and Andrea M. Rustad, an unmarried woman, of 440 Centerville Rd, White Bear Lake, as Joint Tenants, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-10-219-034-1126

Property Address: 440 N. McClurg Ct., Unit 801, Chicago, IL 60611

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 2nd day of July, 2019.

Chuang Chen

Nan Zhang

S Y
P 3
S 1
M 1
SC 4
E 1
INT JA

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chuang Chen and Nan Zhang 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 in the 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.

Given under my hand and notarial seal, this 2nd day of July, 2019.



Elizabeth Fogarty

Notary Public


THIS INSTRUMENT PREPARED BY
The Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs, IL 60480



MAIL TO:

John P. Quall
220 South Halsted St. #200
Chicago, IL 60661

SEND SUBSEQUENT TAX BILLS TO:

Rustad Properties LLC
4480 Centerville Rd
White Bear Lake, MN
155727

REAL ESTATE TRANSFER TAX		17-Jul-2019
	CHICAGO:	2,692.50
	CTA:	1,077.00
	TOTAL:	3,769.50 *
17-10-219-034-1126 20190701630556 0-032-318-560		

REAL ESTATE TRANSFER TAX		17-Jul-2019
	COUNTY:	179.50
	ILLINOIS:	359.00
	TOTAL:	538.50
17-10-219-034-1126 20190701630556 1-078-600-800		

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

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 801-S IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

17-10-219-034-1126

440 N. McClurg Ct, Unit 801, Chicago, IL 60611

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006 - 2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION

