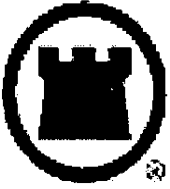


UNOFFICIAL COPY



Chicago Title Insurance Company

**Warranty DEED
ILLINOIS STATUTORY**

Doc#: 1923257107 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/20/2019 10:33 AM Pg: 1 of 3

Dec ID 20190801661304
ST/CO Stamp 1-503-617-632 ST Tax \$359.00 CO Tax \$179.50
City Stamp 0-072-098-400 City Tax: \$3,769.50

THE GRANTOR(S), Henry Sharfaei, married to Sherry Parsaei, a non-title holding spouse of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrants to Ruixian Zhu and Yinjing Yu, husband & wife, of 33 W. Ontario St., Unit 17E, Chicago, IL 60654 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION 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; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-28-317-063-1153, 14-28-317-063-1281

Address of Real Estate: 444 W Fullerton Pkwy, Unit 1808, P100, Chicago, IL 60614

Dated this 14th day of August, 2019

Henry Sharfaei
Henry Sharfaei

Sherry Parsaei
Sherry Parsaei, non-title holding spouse

19GSA130127 LP 1/2

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Henry Sharfaei and Sherry Parsaei personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said 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 official seal, this 14th day of August, 2019

William Lundgren
(Notary Public)

Prepared By:

William Lundgren
Zabel Law, LLC
55 W Monroe St. Suite 3330
Chicago, IL 60603




Mail To:

Aldon Patt
Law Offices of Aldon W. Patt
120 W. Madison St. Ste. 200-60
Chicago, IL 60602



Ruixian Zhu
2124 W. Fullerton
Unit 1808
Chicago, IL 60614

Name and Address of Taxpayer:
Ruixian Zhu
444 W Fullerton Pkwy, Unit 1808
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		19-Aug-2019
	CHICAGO:	2,692.50
	C.T.A.	1,077.00
	TOTAL:	3,769.50 *

14-28-317-063-1158 | 20190801661304 | 0-072-098-400

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

REAL ESTATE TRANSFER TAX		19-Aug-2019
	COUNTY:	179.50
	ILLINOIS:	359.00
	TOTAL:	538.50

14-28-317-063-1158 | 20190801661304 | 1-503-617-632

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LEGAL DESCRIPTION

Order No.: 19GSA130127LP

For APN/Parcel ID(s): 14-28-317-063-1158 and 14-28-317-063-1281

PARCEL 1:

UNIT 1808 AND P-100 IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT 'C' IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97400395, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS."

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997 AS DOCUMENT NUMBER 97400394, AND AS AMENDED.

Chicago Title 19GSA130127LP 10/22/19 SMS

Property of Cook County Clerk's Office