

2 of 2 1924177

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY



1924749277D

Doc# 1924749277 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2019 01:48 PM PG: 1 OF 2

WARRANTY DEED

The Grantor(s), Ching Lan Chan, a widow, of the City of Chicago, County of Cook, State of Illinois for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to;

Allan Ma, a single man, City of Chicago, County of Cook, and State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTHEASTERLY 18 FEET OF LOT 14 AND LOT 15 (EXCEPT THE SOUTHEASTERLY 14 FEET THEREOF) IN BLOCK 2 IN MONTGOMERY SUBDIVISION OF LOT 3 IN PARTITION OF THE SOUTH 25 ACRES OF THE NORTH 1/2 AND THE NORTH 15 ACRES OF THE SOUTH 1/2 OF WEST 1/2 OF NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-01-210-054-0000
Common Address: 4040 S. Montgomery Ave., Chicago, IL 60632

SUBJECT TO: General real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		02-Sep-2019
	CHICAGO:	2,107.50
	CTA:	843.00
	TOTAL:	2,950.50 *
19-01-210-054-0000 20190801675850 1-675-080-288		

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

REAL ESTATE TRANSFER TAX		02-Sep-2019
	COUNTY:	140.50
	ILLINOIS:	281.00
	TOTAL:	421.50
19-01-210-054-0000 20190801675850 1-406-644-832		

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DATED this 28th day of August, 2019

Ching Lam Chan

State of Illinois)
) ss.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that Ching L. Chan, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 28th day of Aug. 1, 2019



[Signature]
NOTARY PUBLIC

DEED PREPARED BY:
Beata Valente
Law Offices of Beata Valente, LLC
5508 W. Lawrence Ave
Chicago, IL 60630

MAIL DEED TO:
Allan Ma
4040 Montgomery Ave.
Chicago, IL 60632

SEND TAX BILL TO:
Allan Ma
4040 S Montgomery Ave.
Chicago, IL 60632