

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTORS,  
Colin Greening and  
Kristin Greening f/k/a Kristin O'Connor,  
husband and wife,

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
Zhiyuan Zhou,  
a single person and  
Meixuan Yu,  
a single person,

575 W. Madison # 601  
Chicago IL 60661

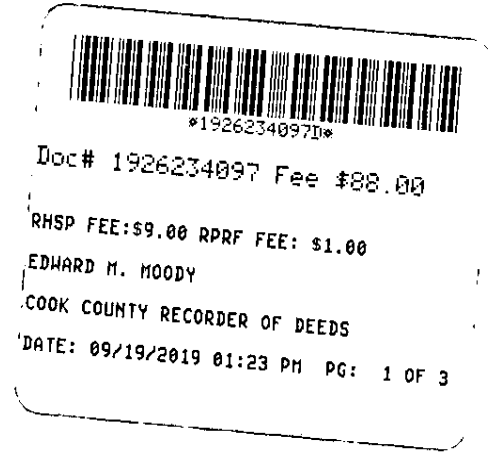
As Tenants in Common, the following described Real Estate situated in the County of Cook, in  
the State of Illinois, to wit:

PARCEL 1: UNIT 2-WIN THE 843 W. FLETCHER CONDOMINIUM, AS DELINEATED  
AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1408329079  
AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 29, TOWNSHIP  
40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE P-5, LIMITED COMMON  
ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION  
AFORESAID RECORDED AS DOCUMENT NUMBER 1408329079.

STREET ADDRESS: 843 W. Fletcher St., Unit 2W, Chicago, IL 60657  
PERMANENT TAX INDEX NUMBER: 14-29-206-088-1004

Subject only to the following permitted exceptions, provided none of which shall materially  
restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and  
payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the  
limitations and conditions imposed by the Condominium Property Act; (d) the limitations and  
conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions  
and building lines of record; (f) the Condominium Declaration, including all amendments and  
exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under



S Y  
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M X  
SC \_\_\_\_\_  
E X  
INT AB

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453


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Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 3<sup>rd</sup> day of September, 2019.



  
 \_\_\_\_\_  
 Colin Greening

  
 \_\_\_\_\_  
 Kristin Greening f/k/a Kristin O'Connor

| REAL ESTATE TRANSFER TAX  | 17-Sep-2019              |
|---|--------------------------|
|  | <b>CHICAGO:</b> 4,162.50 |
|   | <b>CTA:</b> 1,665.00     |
|   | <b>TOTAL:</b> 5,827.50 * |

14-29-206-088-1004 | 20190901686248 | 0-146-922-080

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

| REAL ESTATE TRANSFER TAX   | 18-Sep-2019             |
|--|-------------------------|
|   | <b>COUNTY:</b> 277.50   |
|  | <b>ILLINOIS:</b> 555.00 |
|  | <b>TOTAL:</b> 832.50    |

14-29-206-088-1004 | 20190901686248 | 0-760-097-376

Property of Cook County Clerk's Office

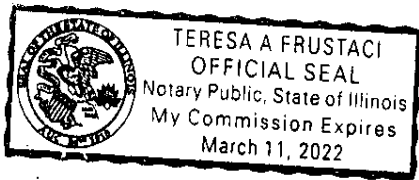
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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     - SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Colin Greening and Kristin Greening f/k/a Kristin O'Connor, personally known to me to be the same people whose names 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 3 day of September, 2019.

*Teresa A. Frustaci*  
\_\_\_\_\_  
Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/20

**This instrument prepared by:**  
Ian Greengross  
6254 W. Peterson Ave.,  
Chicago, IL 60646

**Send subsequent tax bills to:**  
Zhiyuan Zhou  
843 W. Fletcher St., Unit 2W  
Chicago, IL 60657

**Mail to:**  
Zhiyuan Zhou  
843 W. Fletcher #2W  
Chicago, IL 60646

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