

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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19108124 1/2

WARRANTY DEED

THE GRANTORS,
Joseph Root and
Melissa Root,
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
Jincheng Zhou and
Yumin Cui,
husband and wife
of 500 W. Division, Unit S
Chicago, IL 60610

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

PARCEL 1:

THAT PART OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

(SAID TRACT TO BE DESCRIBED HEREINAFTER): COMMENCING AT THE
SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES,
00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 197.63 FEET TO THE
PLACE OF BEGINNING THENCE CONTINUING NORTH 00 DEGREES, 00 MINUTES, 00
SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 53.47 FEET; THENCE
NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 20.33 FEET; THENCE SOUTH
00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 53.47 FEET; THENCE NORTH 90
DEGREES, 00 MINUTES, 00 SECONDS WEST, 20.33 FEET TO THE PLACE OF
BEGINNING, IN COOK COUNTY, ILLINOIS; THE ABOVE DESCRIBED PARCEL BEING
A PART OF A TRACT OF LAND COMPRISING PARTS OF LOTS 23 AND 24 IN
ASSESSOR'S DIVISION OF LOTS 16 TO 23, INCLUSIVE, IN BRONSON'S ADDITION TO
CHICAGO, ALSO ALL OF LOTS 13 TO 16, BOTH INCLUSIVE, AND LOT 17 (EXCEPT
THE NORTH 4.40 FEET THEREOF) IN THE SUBDIVISION OF LOT 15 (EXCEPT THE
NORTH 47 10/12 FEET) IN BRONSON'S ADDITION OF CHICAGO, ALSO LOT 11
(EXCEPT THE NORTH 25 FEET THEREOF) IN CHICAGO LAND CLEARANCE
COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND
VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN
RESUBDIVISION, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH,



2000713228

Doc# 2000713228 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2020 02:58 PM PG: 1 OF 4

S ✓
P 4
S —
M —
SC ✓
E —
INT ✓

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RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 24, 264.58 FEET NORTH OF THE NORTH LINE OF WEST GOETHE STREET, SAID NORTH LINE OF WEST GOETHE STREET ALSO BEING THE SOUTH LINE OF LOT 14 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 3; RUNNING THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ON THE WEST LINE OF SAID LOT 24, LOTS 13, 14, 15, 16, AND 17 AND LOT 11, SAID WEST LINE ALSO BEING THE EAST LINE OF NORTH CLARK STREET, FOR A DISTANCE OF 335.10 FEET TO THE SOUTH LINE OF THE NORTH 25.0 FEET OF LOT 11 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 3; THENCE SOUTH 89 DEGREES, 51 MINUTES, 30 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 25.0 FEET OF SAID LOT 11, 149.78 FEET TO THE WEST LINE OF A 20 FOOT ALLEY THE SAME BEING THE EAST LINE OF SAID LOT 11 AND THE EAST LINE OF SAID LOTS 13, 14, 15, 16 AND 17 AND SAID LOTS 23 AND 24; THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS WEST ALONG SAID ALLEY LINE 358.20 FEET TO A POINT ON SAID ALLEY LINE WHICH IS 241.73 FEET NORTH OF THE NORTH LINE OF WEST GOETHE STREET, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 14 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 3; THENCE 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 67.90 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.47 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, 81.66 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION DATED JANUARY 1, 1978 AND RECORDED MARCH 6, 1978 AS DOCUMENT NUMBER 24351547 AND REGISTERED MARCH 6, 1978 AS DOCUMENT NUMBER LR 3002764 AND AS AMENDED BY INSTRUMENT DATED JANUARY 16, 1979 AND RECORDED JANUARY 22, 1979 AS DOCUMENT 24810852 AND REGISTERED JANUARY 22, 1979 AS DOCUMENT LR 3072227 AND AS CREATED BY DEED DATED MAY 18, 1979 AND RECORDED JUNE 6, 1979 AS DOCUMENT 24991356 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 1346 N. Sutton Place, Chicago, IL 60610

PERMANENT TAX INDEX NUMBER: 17-04-217-073-0000

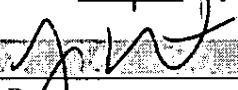
Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and 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 Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j)

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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 9th day of December, 2019. ^{Tenants by the Entirety}


Joseph Root


Melissa Root

REAL ESTATE TRANSFER TAX		06-Jan-2020
	CHICAGO:	7,125.00
	CTA:	2,850.00
	TOTAL:	9,975.00 *

17-04-217-073-0000 | 20191201674114 | 0-782-093-664
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Jan-2020
	COUNTY:	475.00
	ILLINOIS:	630.00
	TOTAL:	1,105.00

17-04-217-073-0000 | 20191201674114 | 0-457-973-078

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Joseph Root and Melissa Root, 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 9th day of December, 2019.



[Handwritten Signature]

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: 3/11/22

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Yumin Cui and Jincheng Zhou
1346 N. Sutton Place
Chicago, IL 60610

Mail to:
Law office of Ping Liu
1717 N. Naperville Blvd., STE 200
Naperville, IL 60563

OR RECORDER'S OFFICE BOX NO. _____