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ATT. 2014078
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Doc#: 2023121130 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/18/2020 12:42 PM Pg: 1 of 2

WARRANTY DEED
Statutory (Illinois)

Dec ID 20200501685344
ST/CO Stamp 0-820-237-024 ST Tax \$146.50 CO Tax \$73.25

THE GRANTOR, XIONGHAI TU, a single man of the Village of Wheeling, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO MINGRONG SONG and SHIMING DONG, husband and wife, of 232 Willow Avenue, Deerfield, Illinois, as joint tenants with right of survivorship the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

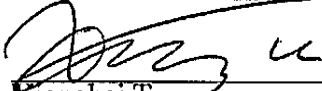
Subject to: Real Estate taxes for the year 2019 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 03-03-100-054-1458

Address of Real Estate: 1182 Silverwood Court, Unit C2, Wheeling, Illinois 60090

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 joint tenants.

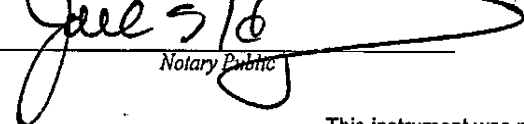
DATED this 22nd day of May, 2020


Xionghai Tu (SEAL)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that XIONGHAI TU, a single man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 22nd day of May, 2020

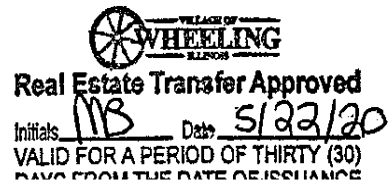
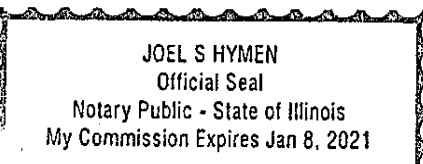

Notary Public

This instrument was prepared by
Joel S. Hymen, Esq., Hymen & Blair, P.C., 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089

MAIL TO:

Barry M. Rosenblum
1411 McHenry Rd
125
Buffalo Grove IL

SEND SUBSEQUENT TAX BILL TO:



UNOFFICIAL COPY

Affinity Title Services, LLC

Affinity Title Services, LLC
 5301 W. Dempster Street, Suite 206
 Skokie, IL 60077
 Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 1182 Silverwood Court #C2
 Wheeling, IL 60090

Permanent Index No.: 03-03-100-054-1458

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TO WIT:

UNIT NO. 1-23-39-R-C-2 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING PART OF THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), PORTIONS OF WHICH DEVELOPMENT PARCEL ARE DESCRIBED AS BEING LEXINGTON COMMONS UNIT I SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28TH, 1978 AS DOCUMENT 24557904, AND LEXINGTON COMMONS UNIT II SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED MAY 23RD, 1979 AS DOCUMENT 24793283, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30TH, 1977 AND KNOWN AS TRUST NO. 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11TH 1978 AS DOCUMENT 24759029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE OF GARAGE UNIT NO. C-1-23-39-R-C-2 AS DELINEATED ON THE AFORESAID PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE DELINEATED ON THE AFORESAID PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATIONS AS AMENDED FROM TIME TO TIME. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AS AMENDED AND TRUSTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN, TO HAVE AND TO HOLD THE SAME UNTO SAID PARTY OF THE SECOND PART, AND TO THE PROPER USE, BENEFIT AND BEHOOF, FOREVER, OF SAID PARTY OF SECOND PART. FOR INFORMATIONAL PURPOSES ONLY: DOCUMENT NO. 25809478.



COUNTY:	73.25
ILLINOIS:	146.50
TOTAL:	219.75

03-03-100-054-1458

| 20200501685344 | 0-820-237-024

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; 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.