

UNOFFICIAL COPY

Doc#: 2028020190 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/06/2020 02:59 PM Pg: 1 of 3

WARRANTY DEED

PLEASE RETURN TO:

Philip Chow
2323 S. Wentworth Ave
Suite 203
Chicago, IL 60616

Dec ID 20200801652941
ST/CO Stamp 0-575-537-632 ST Tax \$307.00 CO Tax \$153.50
City Stamp 0-591-036-128 City Tax: \$3,223.50

SEND SUBSEQUENT TAX BILL TO:

Brian Ng, Benjamin Ng and Lily Ng
~~337 W. 23rd Street~~ 1115 W. 25th St.
Unit A
Chicago, IL 60616 60608

INSTRUMENT PREPARED BY:

Olivia Cheng
828 W. 31st St., Ste. C4
Chicago, Illinois 60608

THE GRANTORS,

KOON YING YU, RENEE YU and JASON CHAI HAO YU, in consideration of Ten and 00/100 dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to GRANTEEES, **BRIAN NG, BENJAMIN NG, and LILY NG**, as joint tenants, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 337-A IN ORIENTAL TERRACES CONDOMINIUM NO. 337 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 25, 1985, AS DOCUMENT NO. 85-296676 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Common Address: 337 W. 23rd St., Unit A, Chicago, IL 60616

PIN: 17-28-212-035-1001

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) applicable ordinances of the local municipality; (f) special taxes or assessments not yet levied; (g) acts done by or suffered through buyer.

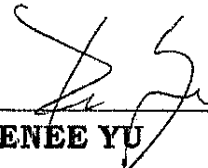
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Grantors hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*** This is not a homestead property.

IN WITNESS WHEREOF, said Grantors have caused their name to be signed to those present this 29 day of July 2020.

Property of Cook County Notary Public's Office



RENEE YU

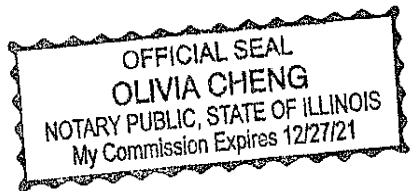


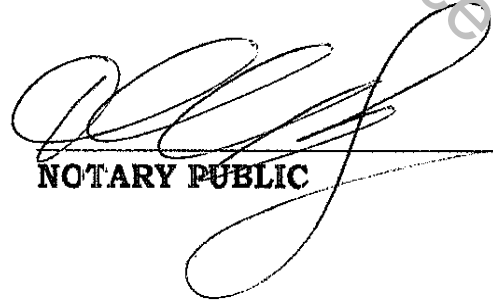
JASON CHAI HAO YU

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 that **RENEE YU** and **JASON CHAI HAO YU**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the paid instrument, as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of July, 2020





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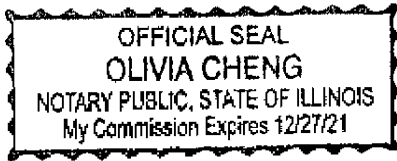
Koon Ying Yu

KOON YING YU

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 that **KOON YING YU**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the paid instrument, as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of July, 2020.



[Signature]

NOTARY PUBLIC