

UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY



2031617086B

Doc# 2031617086 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/11/2020 02:31 PM PG: 1 OF 3

THE GRANTOR(S), Kosoom Svitek, a married woman, of the City of Beecher, County of Will, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Tanise Jean Shu, Billy Ping Wan-Shu, and Caichan Zhong, *as joint tenants*, of 2148 S. China Place., Unit 2F, Chicago, IL 60616 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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

Permanent Real Estate Index Number(s): 17-21-433-037-1003

Address of Real Estate: 2150 S. China Place, Unit 3R, Chicago, IL 60616

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 1 day of October, 2020

Kosoom Svitek

Kosoom Svitek

REAL ESTATE TRANSFER TAX		23-Oct-2020
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

17-21-433-037-1003 | 20201001637823 | 0-852-120-544

REAL ESTATE TRANSFER TAX		23-Oct-2020
	CHICAGO:	1,875.00
	CTA:	750.00
	TOTAL:	2,625.00 *

17-21-433-037-1003 | 20201001637823 | 1-014-436-832

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

Chicago Title 2068A 1302324 Pys 102

S ✓
P 3
S ✓
M ✓
SC ✓
E ✓
INT ✓

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Kosoom Svitek, a married woman**, personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 1 day of October, 2020



(Notary Public)

Prepared By:

Barbara Chua
Zabel Law, LLC
55 W. Monroe St., Ste. 3330
Chicago, IL 60603



Mail To:

Wallace Moy
Wallace K. Moy, PC
53 W. Jackson Blvd., Ste. 1564
Chicago, IL 60604

Name and Address of Taxpayer:

Tanise Jean Shu, Billy Ping Wan Shu and Caichan Zhong
2150 S. China Place, Unit 3R
Chicago, IL 60616

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 2150-3R IN THE RICHVIEW SANTA FE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN RICHVIEW SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98669013, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN DECLARATION OF PARKSHORE COMMON I MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 98669013.

Property of Cook County Clerk's Office