

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2033203031 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/27/2020 08:37 AM Pg: 1 of 2

**Prepared by:**  
Richard A. Duffin  
Duffin & Dore, LLC  
1900 Ravinia  
Orland Park, IL 60462

Dec ID 20200901693779  
ST/CO Stamp 0-470-087-136 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 0-738-522-592 City Tax: \$4,725.00

**Mail to:**  
Jueqi Chen  
5230 S. University Ave. #0  
Chicago, IL 60615

GRANTEE'S ADDRESS &  
Name and Address of Taxpayer.  
Jueqi Chen  
5230 S. University Ave #0  
Chicago, IL 60615

THE GRANTOR(S), Carol Ashley, a single woman, of the City of Silver Springs, State of Maryland, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jueqi Chen, a single person, in fee simple, of 1400 E. 55th Place, #6115 Chicago, IL 60637, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 for the year 2020 and subsequent years;

Permanent Real Estate Index Number(s): 20-11-311-032-0000  
Address(es) of Real Estate: 5230 S. University Avenue, Unit O, Chicago, IL 60615

REAL ESTATE TRANSFER TAX		05-Oct-2020
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
20-11-311-032-0000   20200901693779   0-470-087-136		

REAL ESTATE TRANSFER TAX		05-Oct-2020
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
20-11-311-032-0000   20200901693779   0-738-522-592		
* Total does not include any applicable penalty or interest due.		

**FIDELITY NATIONAL TITLE** 11/27/2020  
1012

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Dated this 30<sup>th</sup> day of September, 20 20.

X [Signature]  
Carol Ashley

STATE OF MARYLAND COUNTY OF PG ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carol Ashley, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as he/she 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 30 day of Sept, 20 20.

[Signature] (Notary Public)

RIZWAN KHAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires 08/19/23  
PG

**Legal Description:**

**PARCEL 1 (UNIT O):**

THE SOUTH 18.0 FEET OF THE NORTH 48.0 FEET OF THE WEST 66.0 FEET OF LOTS 6 AND 7, TAKEN AS A TRACT, (EXCEPT THAT PART OF THE EAST 3.0 FEET OF THE WEST 66.0 FEET LYING BELOW A HORIZONTAL PLANE OF 17.32 FEET ABOVE CHICAGO CITY DATUM, ALL IN COUNTY CLERK'S DIVISION OF BLOCK 7 IN EGANDALE A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE LAND DESCRIBED AND SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR UNIVERSITY CIRCLE TOWNHOMES RECORDED AS DOCUMENT NUMBER 97-667356.

Permanent Real Estate Index Number(s): 20-11-311-032-0000

Address(es) of Real Estate: 5230 S. University Avenue, Unit O, Chicago, IL 60615