



2035933061D

Doc# 2035933061 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/24/2020 12:20 PM PG: 1 OF 2

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 20126274 1/2

THIS INDENTURE WITNESSETH, that the Grantors, Joshua H. James and Marianne T. Motto-James, husband and wife, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Longling Liu and Jonathan Zhu, ^{X A MARRIED WOMAN} ~~A SINGLE MAN~~, of 2517 Independence Ave., Glenview, IL 60026, as JOINT TENANTS, the following described real estate, to-wit:

LOT 89 IN BLOCK 2 IN ALBERT WISNER'S SUBDIVISION OF LOTS 13 AND 14 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-26-214-010-0000

Address of Real Estate: 3081 N Elbridge Ave, Chicago, IL 60618

Subject to the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) covenants, conditions, restrictions of record and easements for the use of public utilities; c) act done by or suffered through Grantee; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this November 29, 2020.

Joshua H. James
Joshua H. James

Marianne T. Motto-James
Marianne T. Motto-James

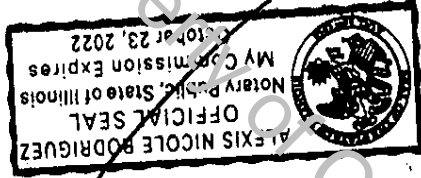
COOK COUNTY CLERK'S OFFICE
RECORDED
INDEXED
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FILED
DEC 24 2020
CHICAGO, ILL.

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Joshua H. James and Marianne T. Motto-James, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 reinstatement.

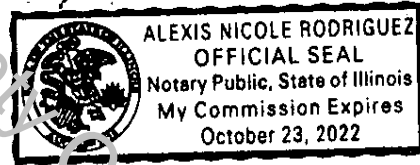
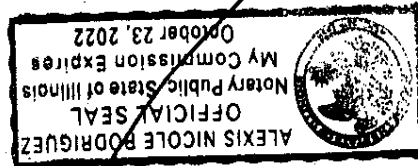
Given under my hand and Notarial Seal this 29th day of NOVEMBER, 2020.



Alexis Rodriguez
Notary Public

This Instrument was prepared by:

Kerry C Reidy
Attorney at Law
2506 N. Rockwell, Unit 1N
Chicago IL 60647
Kerry@KReidyLaw.com
312-933-8888



Future Tax Bills to:

Jeongling Liu and Jonathan Zhu
3081 N. Elbridge Ave.
Chicago, IL 60618

After recording return document to:

Alan Lyons
4305 N. Lincoln Ave
Chicago, IL, 60618

REAL ESTATE TRANSFER TAX		04-Dec-2020
	COUNTY:	360.00
	ILLINOIS:	720.00
	TOTAL:	1,080.00
13-26-214-010-0000 20201201675533 0-933-205-984		

REAL ESTATE TRANSFER TAX		04-Dec-2020
	CHICAGO:	5,400.00
	CTA:	2,160.00
	TOTAL:	7,560.00 *
13-26-214-010-0000 20201201675533 1-701-652-448		

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