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Doc#: 2102206050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/22/2021 09:35 AM Pg: 1 of 5

Dec ID 20201201682186
ST/CO Stamp 0-882-563-040 ST Tax \$515.00 CO Tax \$257.50
City Stamp 2-022-606-816 City Tax: \$5,407.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Chuang Chen and Nan Zhang
2030 Lincoln Ave, Unit H,
Chicago, IL 60614

(The Above Space for Recorder's Use Only)

THE GRANTORS Chuang Chen and Nan Zhang, a married couple, of 2030 Lincoln Ave, H, Chicago, IL 60614, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to NATHANIEL G. LYON AND MADDY LYON, HUSBAND AND WIFE, OF CHICAGO IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ~~X~~ AS TENANTS BY THE ENTIRETY

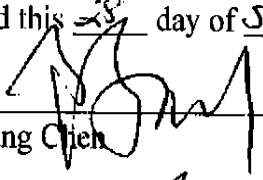
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 14-33-132-045-1136

Property Address: 2030 Lincoln Ave, H, Chicago, IL 60614


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

Dated this 28 day of SEPT., 2020.



Chuang Chen



Nan Zhang

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chuang Chen and Nan Zhang personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28 day of SEPT., 2020.



Elizabeth A. Fogarty
Notary Public

THIS INSTRUMENT PREPARED BY
Terrence M. Fogarty
The Law Office of Terrence M. Fogarty
161 Market St.
Willow Springs, IL 60480

MAIL TO:

NATHANIEL LYON
2030 LINCOLN AVE H
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

NATHANIEL LYON
2030 LINCOLN AVE H
CHICAGO IL 60614

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Property of Cook County Clerk's Office



CHICAGO:	3,862.50
CTA:	1,545.00
TOTAL:	5,407.50 *

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Total does not include any applicable penalty or interest due.

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COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50



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ILLINOIS STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY

(NOTICE: THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL, OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THIS FORM DOES NOT IMPOSE A DUTY ON YOUR AGENT TO EXERCISE GRANTED POWERS; BUT WHEN POWERS ARE EXERCISED, YOUR AGENT WILL HAVE TO USE DUE CARE TO ACT FOR YOUR BENEFIT AND IN ACCORDANCE WITH THIS FORM AND KEEP A RECORD OF RECEIPTS, DISBURSEMENTS, AND SIGNIFICANT ACTIONS TAKEN AS AGENT. A COURT CAN TAKE AWAY THE POWERS OF YOUR AGENT IF IT FINDS THE AGENT IS NOT ACTING PROPERLY. YOU MAY NAME SUCCESSOR AGENTS UNDER THIS FORM BUT NOT CO-AGENTS, UNLESS YOU EXPRESSLY LIMIT THE DURATION OF THIS POWER IN THE MANNER PROVIDED BELOW, UNTIL YOU REVOKE THIS POWER OR A COURT ACTING ON YOUR BEHALF TERMINATES IT, YOUR AGENT MAY EXERCISE THE POWERS GIVEN HERE THROUGHOUT YOUR LIFETIME, EVEN AFTER YOU BECOME DISABLED. THE POWERS YOU GIVE YOUR AGENT ARE EXPLAINED MORE FULLY IN SECTION 3-4 OF THE ILLINOIS "STATUTORY SHORT FORM POWER OF ATTORNEY FOR PROPERTY LAW" OF WHICH THIS FORM IS A PART (SEE THE BACK OF THIS FORM). THAT LAW EXPRESSLY PERMITS THE USE OF ANY DIFFERENT FORM OF POWER OF ATTORNEY YOU MAY DESIRE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.)

PROPERTY ADDRESS: 2030 Lincoln Ave, H, Chicago, IL 60614
PIN: 14-33-132-045-136
LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

Cook County Clerk's Office