

# UNOFFICIAL COPY

Doc#: 2102620019 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2021 09:23 AM Pg: 1 of 2

Dec ID 20201201690177  
ST/CO Stamp 0-182-994-912 ST Tax \$540.00 CO Tax \$270.00  
City Stamp 0-785-666-016 City Tax: \$5,670.00

## WARRANTY DEED ILLINOIS STATUTORY

PT20-66892

1 of 2

THE GRANTOR, David Aaron Franklin, married to Alexandra Marne Franklin, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE Yiran Xu, *AN UNMARRIED WOMAN*

in fee simple, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**UNIT NUMBER 209 AND PARKING SPACE 107 IN 1155 ARMITAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 12 THRU 19, BOTH INCLUSIVE, IN HAPGOODS SUBDIVISION OF LOT 1 AND PART OF LOTS 2 OF BLOCK 9 OF SHEFFIELDS ADDITION TO CHICAGO IN SECTIONS 29, 31, 32, AND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 03028009 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**


**Permanent Index Numbers: 14-32-400-092-1009  
14-32-400-092-1049**

**Property Address: 1155 W. Armitage Avenue #209 & P-107, Chicago, IL 60614**

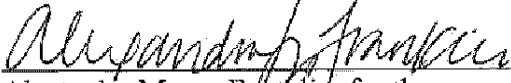
**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements, and general taxes for 2020 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 7<sup>th</sup> day of December, 2020.



David Aaron Franklin

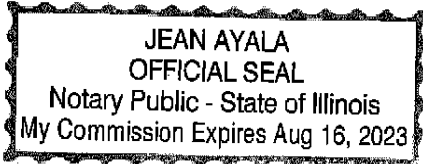


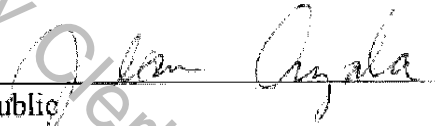
Alexandra Marne Franklin, for the purpose of waiving homestead rights only

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

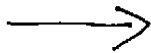
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Aaron Franklin and Alexandra Marne Franklin, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as their 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 notarial seal, this 7<sup>th</sup> day of December, 2020.



  
Notary Public

MAIL RECORDED DEED TO:



SEND SUBSEQUENT TAX BILLS TO:

Yiran Xu  
1155 W. Armitage Avenue #209 ~~██████████~~  
Chicago, IL 60614

THIS INSTRUMENT PREPARED BY: Fogarty & Fugate LLC, 1680 N. Ada Street, Chicago, IL 60642