

# UNOFFICIAL COPY

Doc#: 2103601059 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2021 07:48 AM Pg: 1 of 2

## Warranty Deed

ILLINOIS

Dec ID 20200901688347  
ST/CO Stamp 0-111-248-864 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 2-057-405-920 City Tax: \$2,625.00

## FIDELITY NATIONAL TITLE CH19029786

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Mexus 1 Inc., an Illinois Corporation of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Brian Chan and Fanny Chan, as Joint Tenants, of 2147 W. 19th Street, Chicago, Illinois, 60608 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

2020

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any; zoning laws and ordinances.

Permanent Real Estate Index Number(s): 20-07-213-021-0000

Address(es) of Real Estate: 4836 S Paulina St Chicago Illinois 60609

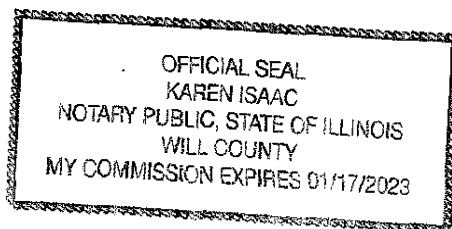
The date of this deed of conveyance is 09/09/2020.

*Abinay Morales, its president*  
\_\_\_\_\_  
Mexus 1 Inc., an Illinois Corporation

State of IL  
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Abinay Morales personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal 09/09/2020.



\_\_\_\_\_  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 4836 S Paulina St  
Chicago, Illinois 60609


Legal Description:

LOT 16 IN BLOCK 17 IN CHICAGO UNIVERSITY SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**REAL ESTATE TRANSFER TAX**

	19-Sep-2020	
		<b>COUNTY:</b> 125.00
		<b>ILLINOIS:</b> 250.00
		<b>TOTAL:</b> 375.00
20-07-213-021-0000	20200901688347	0-111-248-864

**REAL ESTATE TRANSFER TAX**

	19-Sep-2020	
		<b>CHICAGO:</b> 1,875.00
		<b>CTA:</b> 750.00
		<b>TOTAL:</b> 2,625.00 *
20-07-213-021-0000	20200901688347	2-057-405-920

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

This instrument was prepared by:  
Carlos Aparicio  
Law Office of Carlos P. Aparicio  
5838 S Archer Ave  
Chicago, IL 60638

Send subsequent tax bills to:  
Brian Chan and Fanny Chan  
2147 W. 19th Street Chicago  
Illinois 60608

Mail recorded document to:  
Attorney Bradford Miller  
Bradford Miller Law PC  
10 S. LaSalle, Suite 2920  
Chicago, IL 60603