

# UNOFFICIAL COPY



Doc# 2107617181 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/17/2021 02:52 PM PG: 1 OF 3

**PREPARED BY:**

Seward & Szczygiel, P.C.  
4756 North Milwaukee Avenue  
Chicago, IL 60630

**MAIL TAX BILL TO:**

KWSD PROPERTIES LLC  
640 Kenmare Ct.  
Des Plaines, IL 60016

**MAIL RECORDED DEED TO:**

KWSD PROPERTIES LLC  
640 Kenmare Ct.  
Des Plaines, IL 60016

**WARRANTY DEED**  
**Statutory (Illinois)**  
**NON-HOMESTEAD PROPERTY**

THE GRANTOR(S), SON N. DANG, a married man, of the Village of Des Plaines, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to KWSD PROPERTIES LLC, an Illinois limited liability company, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Index Number(s): 14-28-118-051-1003 and 14-28-118-051-1036  
Property Address: 435 W. Oakdale Ave., Unit 3A and P-14, Chicago, IL 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois, if any. To have and to hold said premises FOREVER.

KRISTINA WONG, a married woman and Grantor's spouse, has executed this Warranty Deed for the purpose of releasing and waiving all of her rights and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

Dated this 2nd day of March, 2021

SON N. DANG

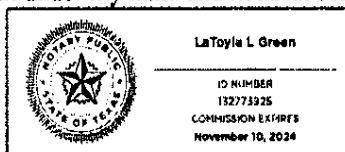
KRISTINA WONG

For the purposes of waiving homestead rights only.

STATE OF Texas )  
 ) SS.  
COUNTY OF Denton )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SON N. DANG and KRISTINA WONG, 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 notarial seal, this 2nd day of March, 2021



Notary Public


My commission expires: 11/10/2024

Exempt under the provisions of paragraph e Notarized online using audio-video communication

# UNOFFICIAL COPY



## EXHIBIT A LEGAL DESCRIPTION

UNIT 3A AND PARKING SPACE P-14 IN THE OAK TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99406920 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		16-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-118-051-1003 | 20210301667513 | 2-033-199-632

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

REAL ESTATE TRANSFER TAX		17-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-118-051-1003 | 20210301667513 | 0-897-485-328

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

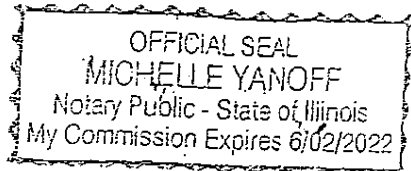
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 2, 2021

Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 2<sup>nd</sup> day of March, 2021

Notary Public Michelle Jurofs



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 2, 2021

Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 2<sup>nd</sup> day of March, 2021

Notary Public Michelle Jurofs



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4, of the Illinois Real Estate Transfer Tax Act)