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Doc#. 2108355132 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/24/2021 04:28 PM Pg: 1 of 3

Dec ID 20210201650508

ST/CO Stamp 1-832-254-480 ST Tax \$350.00 CO Tax \$175.00

City Stamp 0-709-295-120 City Tax: \$3,675.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Kathleen M. Geraphty, a single woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Ka Ling Peggy Tsang, MMMCCO, and Alan Tsang MCCCO, of the City of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**AS TOTAL TENTALE WITH RIGHTS OF SUCCESSION OF STATE OF

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-22-102-025-1029

17-22-102-025-1241

Address of Real Estate: 1250 S. Indiana Ave., Unit 309

Chicago, IL 60605

Dated this 201 day of February 2021.

Chicago Title 21GSA212124LP 1 OF 2 ASV

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Kathleen M. Geraghty STATE OF LLLINOIS SC))ss. COUNTY OF COOK Chazeston PUBLIC

I, the undersigned, a Notary Public in and for said County, in the State alovesaid, CERTIFY THAT Kathleen M. Geraghty, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in percor, 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 homestead.

Given under my hand and official scal, this 20thday of February, 2021.

(Notary Public)

My commission expires on

Prepared By: Christopher B. Titcomb, Esq. 134 N. LaSalle St., Suite 1720 Chicago, Illinois 60602

Mail To: Will and Grand fold tol

So W. Washington Blod ste 201

CHUAFO H 60661

Name & Address of Taxpayer:

KA LING Peggy Tsang 1950 S. Indiana are

Unit 309 CHICAGO 24 60605

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LEGAL DESCRIPTION

Order No.: 21GSA212124LP

For APN/Parcel ID(s): 17-22-102-025-1029 and 17-22-102-025-1241

UNIT(S) 309 AND P-73 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKESIDE ON THE PARK CONDOMINIUM AS DELINEATED AND EL. RACI.
INCIPALI.

COLINIA CIERTS

OFFICE DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0433603049, IN THE NORTHWES. FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.