

UNOFFICIAL COPY

Att. 1910870

2 of 4

Doc#: 2109121207 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2021 10:36 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20200901682453
ST/CO Stamp 2-001-498-592 ST Tax \$220.00 CO Tax \$110.00
City Stamp 2-126-113-248 City Tax: \$2,310.00

THIS INDENTURE WITNESSETH, that the Grantor, Gabriel Ferreira, married to **Patricia Guyton Garcia, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Jing Cheng Ruan, Bijian Wu and Xi Wen ~~Xiwen Ruan~~ as joint tenants all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 4341 S. Fairfield Ave, Chicago, IL 60632
P.I.N.: 19-01-401-022-0000

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 2 day of Sept., 2020.

Gabriel Ferreira
Gabriel Ferreira

Patricia Guyton Garcia
Patricia Guyton Garcia
** Signing for the sole purpose of waiving homestead rights

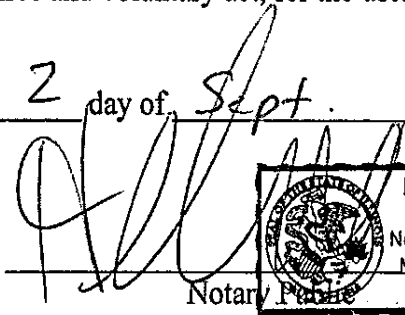
This Instrument was Prepared by:
Kathleen O'Keefe-Rivera,
55 W Wacker Drive, Suite 1400
Chicago, IL 60601

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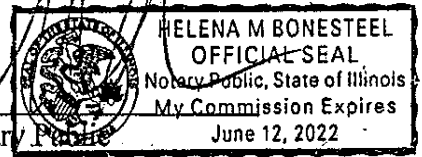
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gabriel Ferreira and Patricia Guyton Garcia, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2 day of Sept., 2020.



Notary Public



Mail to:

Jing Cheng Ruan
4341 S. Fairfield Ave
Chicago, IL 60632

Send Subsequent bills to:

Jing Cheng Ruan
4341 S. Fairfield Ave
Chicago, IL 60632

Property of Cook County Clerk's Office

UNOFFICIAL COPY



Affinity Title Services, LLC

Affinity Title Services, LLC

5301 W. Dempster Street, Suite 206

Skokie, IL 60077

Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A**Address Given:** 4341 S. Fairfield Avenue
Chicago, IL 60632**Permanent Index No.:** 19-01-401-022-0000**Legal Description:**

LOT 34 IN BLOCK 3 IN E.C. HULING AND COMPANY'S SUBDIVISION OF THE NORTH 18 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CHICAGO:	1,650.00
CTA:	660.00
TOTAL:	2,310.00 *

19-01-401-022-0000 | 20200901682453 | 2-126-113-248

Total does not include any applicable penalty or interest due.



COUNTY:	110.00
ILLINOIS:	220.00
TOTAL:	330.00

19-01-401-022-0000 | 20200901682453 | 2-001-498-592

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.