

# UNOFFICIAL COPY

Doc# 2112010215 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/30/2021 02:57 PM Pg: 1 of 3

Dec ID 20210401605877  
ST/CO Stamp 1-571-905-040 ST Tax \$630.00 CO Tax \$315.00  
City Stamp 1-211-186-704 City Tax: \$6,615.00

**WARRANTY DEED**  
**1019262-JC 1of2**  
**AFTER RECORDING MAIL TO:**  
Sean Murray  
1465 S. Clark Street  
Chicago, IL 60605

**MAIL REAL ESTATE TAX BILL TO:**  
Sean Murray  
1465 S. Clark Street  
Chicago, IL 60605

(Reserved for Recorders Use Only)


**THE GRANTOR:** Alan H. Lau, and Shirley S. Wong, husband and wife, of 413 E North Water Street, Chicago, IL 60611, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to Sean Murray, Unmarried**, of 1465 S. Clark Street, Chicago, IL 60605, to have and to hold as the following described Real Estate as, situated in the County of **COOK**, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**Commonly known as:** 1465 S. Clark Street, Chicago, IL 60605  
**PIN:** 17-21-211-008-0000



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		27-Apr-2021
	<b>CHICAGO:</b>	4,725.00
	<b>CTA:</b>	1,890.00
	<b>TOTAL:</b>	6,615.00 *

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

REAL ESTATE TRANSFER TAX		27-Apr-2021
	<b>COUNTY:</b>	315.00
	<b>ILLINOIS:</b>	630.00
	<b>TOTAL:</b>	945.00

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DATED this 21<sup>st</sup> day of April, 2021.

[Signature]  
Alan H. Lau

[Signature]  
Shirley S. Wong,

STATE OF Illinois )  
                                  )SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alan H. Lau and Shirley S. Wong, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

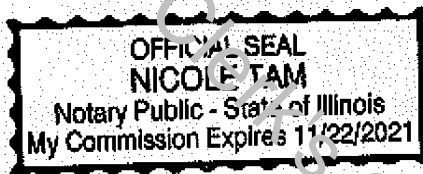
Given under my hand and official seal this 21<sup>st</sup> day of April, 2021.

[Signature]

Notary Public

**NAME AND ADDRESS OF PREPARER:**

Alexander A. Echevarria  
Attorney at Law  
830 North Blvd., Suite A  
Oak Park, IL 60301



Office

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PARCEL 1: LOT 1 IN DEARBORN PRAIRIE TOWNHOMES OF PART OF BLOCK 7 IN DEARBORN PARK UNIT NO. 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 90211110 IN COOK COUNTY, ILLINOIS.

PIN: 17-21-211-008-0000

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