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21123411400

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc# 2112341140 Fee \$88.00

Mail to:
Kevin Tran and Linda Chang
1813 S. Clark St. Unit 26,
Chicago, IL 60616

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2021 03:34 PM PG: 1 OF 3

Subsequent tax bill to:
Kevin Tran and Linda Chang
1813 S. Clark St. Unit 26,
Chicago, IL 60616

Prepared by:
Catherine Hwa, Attorney
2300 N. Barrington Rd, Ste. 400
Hoffman Estates IL 60169

THE GRANTOR: Seller(s), Kwok L. Ng and Yee Shan Esana Tai, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

Grantee, Kevin Tran and Linda Chang, husband and wife,
of 700 S. Clark St. Unit 714, Chicago, IL 60605

To have and hold forever as tenants by the entirety,

all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging.

Permanent Index Number: 17-21-407-017-1026 w
Property Address: 1813 S. Clark St. Unit 26, Chicago, IL 60616

Dated this: 03/11/21.

Kwok L. Ng (Seal)

Yee Shan Esana Tai (Seal)

STATE OF ILLINOIS
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Kwok L. Ng and Yee Shan Esana Tai personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 03/11/21.

Notary Public

Commission expires:

S Y
P 3
S Y-1
M _____
SC _____
E _____
INT R

216NW002188RM

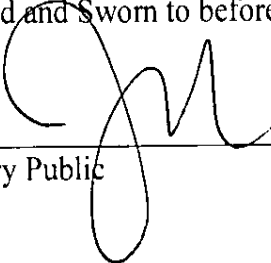
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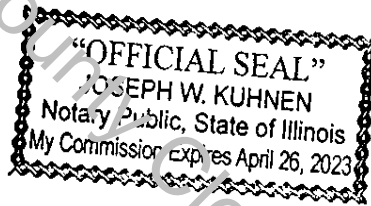
Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, KWOK L. NG AND YEE SHAN ESANA TAN (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication provided sufficient proof of his/her/their identity and signed the (document) consisting of 1 pages, to which this Remote Notarization Certification page is attached to and made a part thereof. *Deed*



Signed and Sworn to before me 3/11/2020.




 Notary Public



Commission Expires:

REAL ESTATE TRANSFER TAX		26-Mar-2021
	COUNTY:	247.50
	ILLINOIS:	495.00
	TOTAL:	742.50
17-21-407-017-1026 20210301652085 0-455-086-608		

(Seal)

REAL ESTATE TRANSFER TAX		26-Mar-2021
	CHICAGO:	3,712.50
	CTA:	1,485.00
	TOTAL:	5,197.50 *
17-21-407-017-1026 20210301652085 0-583-062-032		
* Total does not include any applicable penalty or interest due.		

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LEGAL DESCRIPTION

Order No.: 21GNW002188RM

For APN/Parcel ID(s): 17-21-407-017-1026

PARCEL 1: UNIT W-26 IN THE DEARBORN VILLAGE III CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART(S) OF VACATED FEDERAL STREET,

WHICH SURVEY IS ATTACHED AT EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99533893 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF WP-26, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99533893.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AND 2 FOR THE VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND UPON THE FOLLOWING DESCRIBED REAL ESTATE (WHICH EASEMENT SHALL TERMINATE UPON THE SUBMISSION OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY TO THE ILLINOIS CONDOMINIUM ACT BY AMENDMENT TO DEARBORN VILLAGE III CONDOMINIUM DECLARATION AS AN ADD-ON PARCEL): SAID REAL ESTATE DESCRIBED AS FOLLOWS:

LOTS 2 THROUGH 7 IN BLOCK 17 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THE WEST 1/2 OF VACATED S. FEDERAL STREET WHICH LIES SOUTH OF THE NORTH LINE OF LOT 2 AND NORTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 17 IN CANAL TRUSTEE'S; NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.