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21123170300

Doc# 2112317030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2021 10:45 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

WARRANTY DEED

AFTER RECORDING MAIL TO:

~~1935~~ Calvin Chan
1935 S ARCHER AVE
UNIT 623
CHICAGO IL 60616

MAIL REAL ESTATE TAX BILL TO:

Calvin Chan Trust
1935 S. Archer Ave. Unit 623
Chicago, IL 60616

THE GRANTORS: Januario Estrada, III and Maria Luisa Estrada, husband and wife, of 1935 S. Archer Ave., Unit 623, Chicago, IL 60616, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Calvin Chan Trust, of Buyer, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1935 S. Archer Ave., Unit 623, Chicago, IL 60616
PIN: 17-21-414-011-1183 and 17-21-414-011-1230

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

08-Apr-2021



CHICAGO: 1,777.50
CTA: 711.00
TOTAL: 2,488.50*

17-21-414-011-1240 | 20210301683095 | 0-467-473-936

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

REAL ESTATE TRANSFER TAX

08-Apr-2021



COUNTY: 118.50
ILLINOIS: 237.00
TOTAL: 355.50

17-21-414-011-1240 | 20210301683095 | 2-080-577-040

Chicago Title

21600277200RN1 Rys 1033 (Signature)

S Y
P 3
S Y-2
M _____
SC _____
E _____
INT 4

(Handwritten mark)

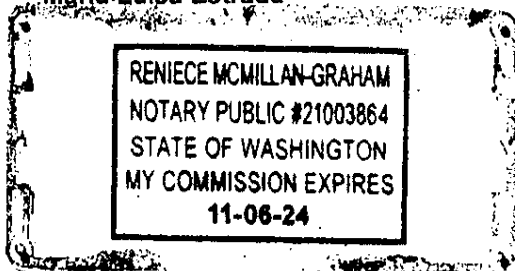
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DATED this 31 day of March, 2021.

Januario Estrada
Januario Estrada, III

Maria Luisa Estrada
Maria Luisa Estrada

STATE OF WA)
COUNTY OF Klick)SS



I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Januario Estrada, III** and **Maria Luisa Estrada**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 seal this 31 day of March, 2021.

Reniece McMillan-Graham
Notary Public

NAME AND ADDRESS OF PREPARER:
Susan J. Kim
Attorney at Law
21660 W. Field Pkwy., Suite 118
Deer Park, IL 60010

Property Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 21GNW277206RM

For APN/Parcel ID(s): 17-21-414-011-1183 and 17-21-414-011-1230

UNIT NUMBER G23 AND G-99, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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