UNOFFICIAL COPY

2113/957P33D

Doc# 2113057033 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 05/10/2021 11:00 AM PG: 1 OF 2

WARRANTY DEED

Individual to Individual

Old Republic Title 9601 Southwas Highway Oak Lawn, IL 60453

THIS INDENTURE WITNESSETH, that the Grantor, Jeff Brasuell, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Qizhong Q. Guan, of 61 West 15th Street, Unit 608, City of Chicago, County of Cook, State of Illinois, the following described real estate, situated in the County of Cook, in the State of Illinois to wit:

LOT 14 (EXCEPT THE NORTH 10.90 FEET ANI.) EXCEPT THE SOUTH 9.17 FEET THEREOF) IN ANDREWS SUBDIVISION OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (OTHERWISE KNOWN AS LOT 14 IN OWNERS RESUBDIVISION OF LOTS 13 TO 24 IN ANDREWS SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4152 South Prairie Avenue, Chicago, Illinois 60653

Permanent Index Number: 20-03-115-030-0000

Subject to the general taxes for the year 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

THIS IS NOT HOMESTEAD PROPERTY AS IT RELATES TO THE GRANTOR HEREIN NAMED

Dated this 14th day of April, 2021

Jeff Brasuell

2113057033 Page: 2 of 2

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State of Illinois) ss. County of Cook

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeff Brasuell, personally known to me to be the same person whose names is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 14th day of April, 2021.

OFFICIAL SEAL CALARLES W GALEY NOTARY PUBLIC, STATE OF ILLINOIS My Commissi in Expires 7-20-2022

NOTARY PUBLIC

This Instrument was prepared by Charles W. Galey, Attorney at Law, 6965 W. 111th St., Worth, IL 60482

SEND SUBSEQUENT TAX BILLS TO:

Qizhong Q. Guan 61 W. 15th St., Unit 608 Chicago, IL 60605

MAIL RECORDED DEED TO:

Alfred S. Dynia, Esq. Qizhong O. Guan
770 W. Higgins Rd., Suite 103 61 W. 15th. St.
Park Ridge, TL 60068 Unit 608
Chicago, IL 60605

ldge, IL-6006 8	Unit Chica
NUTER TAX	
HIC IGO:	3,555.00
⊘TA:	1,422.00
TO (AL):	4,977.00 *
	JHIC/IGO: STA:

20-03-115-030-0000 202104016002-6 1-211-433-232

EAL ESTATE TRANSFER TAX

°J-Apr-2021

COUNTY: ILLINOIS: TOTAL:

237.00 **474.00** 717.00

20210401600246 | 0-498-171-408

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