

Saturn Title 1 of 1
2128592

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Doc# 2113120434 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2021 02:12 PM Pg: 1 of 4

Dec ID 20210501619914
ST/CO Stamp 0-843-432-208 ST Tax \$425.00 CO Tax \$212.50
City Stamp 0-574-996-752 City Tax: \$4,462.50

WARRANTY DEED

THE GRANTORS, ANDREW MOY AND TIFFANY MOY, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Jia Zhen Zhang and Stacey Yuan, of 1342 W Newport Ave., Chicago, IL 60657 as

STATUTORY (INDIVIDUAL TO INDIVIDUAL TO INDIVIDUAL)

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON

NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

SUBJECT TO: 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.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Real Estate Index Number: 17-27-129-058-0000
Common Address: 2516 S. Calumet ~~St.~~, Chicago, IL 60616

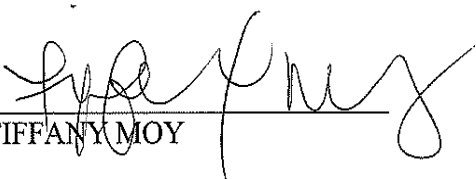
Ave

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DATED this 20th day of April, 2021



ANDREW MOY

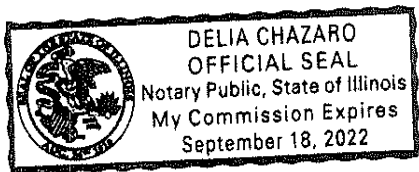


TIFFANY MOY

State of Illinois)
) ss.
County of Cook)

The undersigned, a notary public in and for the above county and state, certifies that ANDREW MOY AND TIFFANY MOY, known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the Grantors, for the uses and purposes set forth therein.

Given under my hand and official seal, this 20th day of April, 2021





NOTARY PUBLIC

DEED PREPARED BY:

Beata Valente
Law Offices of Beata Valente, LLC
5508 W. Lawrence Ave
Chicago, IL 60630

MAIL DEED TO:

2516 S. Calumet Ave
Chicago, IL 60616

SEND TAX BILL TO:

2516 S. Calumet Ave
Chicago, IL 60616

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EXHIBIT A

Legal:

PARCEL 1:

THAT PART OF LOT 1 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANTONIO'S SUBDIVISION RECORDED APRIL 9, 2007 AS DOCUMENT NO. 0709906052 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 71.28 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST, 4.58 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 129.57 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED EAST FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 42 SECONDS EAST, 17.26 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL EXTENDED EAST; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND EASTERLY EXTENSION, 49.82 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE NORTH 00 DEGREES 01 MINUTE 22 SECONDS WEST ALONG THE WEST FACE OF SAID BUILDING, 17.47 FEET TO AN INTERSECTION WITH THE CENTER OF A PARTY WALL; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST ALONG THE CENTER OF SAID PARTY WALL AND EASTERLY EXTENSION THEREOF, 49.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANTS OF ACCESS EASEMENT RECORDED AS DOCUMENT 0713115096 AND RECORDED AS DOCUMENT 0719715111 AND IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, LLC.

PARCEL 4:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, LLC.

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PARCEL 5:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES AND INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY THE CROSS EASEMENT AGREEMENT DATED NOVEMBER 30, 2010 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT NUMBER 1034831094 BY AND BETWEEN EASTGATE VILLAGE ONE, LLC., EASTGATE VILLAGE TWO, LLC., EASTGATE VILLAGE FIVE, LLC., EASTGATE VILLAGE SIX, LLC., AND MERCY HOSPITAL AND MEDICAL CENTER.

Address: 2516 S. Calumet Ave., Chicago, IL 60616

PIN #: 17-27-129-058-0000

PIN #:

PIN #:

Township: South Chicago

Property of Cook County Clerk's Office