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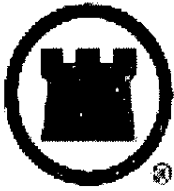
Doc# 2115434120 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2021 04:30 PM PG: 1 OF 3



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY  
TENANTS BY THE ENTIRETY

THE GRANTOR(S), Qiulan Guan of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Jin Biao Geng and Li Yu, husband and wife, TENANTS BY THE ENTIRETY (Grantee's Address) of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 3C IN 6255 MASON AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 1/2 OF LOTS 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 11 IN THE FOURTH ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 2004 AS DOCUMENT 0427419001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 19-17-425-044-1011

Address of Real Estate: 6255 S Mason Ave, Unit 3C, Chicago, IL, 60638

Dated this 17<sup>th</sup> day of April 2021

Qiulan Guan  
Qiulan Guan

Chicago Title

216521180664  
Law SM

S Y  
P 3  
S Y-1  
M \_\_\_\_\_  
SC \_\_\_\_\_  
E \_\_\_\_\_  
INTR R

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Qiulan Guan** personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as 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 17<sup>th</sup> day of April, 2021



[Signature]  
(Notary Public)

**Prepared By:**

Isabel X. Li, 2961 S. Archer Ave, Chicago, IL 60608

**Mail To:**

Li Yu and Jin Biao Geng  
6255 S Mason Ave, Unit 3C  
Chicago, IL 60638

**Name and Address of Taxpayer:**

Li Yu and Jin Biao Geng  
6255 S Mason Ave, Unit 3C  
Chicago, IL 60638

**REAL ESTATE TRANSFER TAX**

	10-May-2021
CHICAGO:	825.00
CTA:	330.00
<b>TOTAL:</b>	<b>1,155.00</b>

19-17-425-044-1011 | 20210401604571 | 1-537-192-206  
\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX**

		10-May-2021
COUNTY:		55.00
ILLINOIS:		110.00
<b>TOTAL:</b>		<b>165.00</b>

19-17-425-044-1011 | 20210401604571 | 2-049-798-416

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CHICAGO TITLE  
COMPANY

## EXHIBIT "A" LEGAL DESCRIPTION

Order No. 21GSC118066LP

For APN/Parcel (Di)s: 19-17-425-044-1011

UNIT 3C IN 6255 MASON AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE THE FOLLOWING DESCRIBED TRACT OF LAND:

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Property of Cook County Clerk's Office