

UNOFFICIAL COPY

Doc#: 2124455025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2021 10:16 AM Pg: 1 of 2

WARRANTY DEED

(Joint Tenancy)

GRANTEES ADDRESS

MAIL TAX BILL TO:

Robert Tracy and Brenda Tracy
3213 South Parnell
Chicago, Illinois 60616

Dec ID 20210801639986

ST/CO Stamp 1-190-419-216 ST Tax \$510.00 CO Tax \$255.00

City Stamp 0-116-677-392 City Tax: \$5,355.00

MAIL RECORDED DEED TO:

Peter Johnson

THE GRANTORS, JOHN LAU, a married man, AND KAM CHUN LAU, a widower, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to ROBERT TRACY AND BRENDA TRACY, of _____, not as Tenants in Common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all right, title, and interest in the following describe real estate situated in the County of Cook, State of Illinois, to wit:

LOT 11 IN FINNEY AND LYON'S SUE DIVISION OF BLOCK 4 IN JUDD AND WILSON'S SUBDIVISION OF BLOCK 6 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-33-113-010-0000

Property Address: 3213 South Parnell, Chicago, Illinois 60616

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises not as tenants in common, but in joint tenancy forever.

DATED this 12 day of August, 2021.



JOHN LAU



KAM CHUN LAU

FIDELITY NATIONAL TITLE

002020071

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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, do hereby certify that JOHN LAU AND KAM CHUN LAU, 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 acknowledged that they signed, sealed 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 notarial seal this 12 day of August, 2021.



[Signature]
Notary Public

PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

REAL ESTATE TRANSFER TAX		16-Aug-2021
CHICAGO:		3,825.00
CTA:		1,530.00
TOTAL:		5,355.00 *

17-33-113-010-0000 | 20210-01633986 | 0-116-677-392
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Aug-2021
COUNTY:		255.00
ILLINOIS:		510.00
TOTAL:		765.00

17-33-113-010-0000 | 20210801639986 | 1-190-419-216