

UNOFFICIAL COPY

Doc#: 2126441045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2021 10:20 AM Pg: 1 of 4

Dec ID 20210901667989
ST/CO Stamp 0-765-550-352 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-302-421-264 City Tax: \$4,987.50

This document was prepared by and when
recorded return to:

ROBERT WISEMAN
2512 N. CRAWFORD PARK
CHICAGO, IL 60618

(The Above Space for Recorders Use Only)

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the date set forth below by GWENDOLYN M. WRIGHT and WILLIE B. WRIGHT, husband and wife, ("Grantor") and JINGJING FAN and WEI CHEN, husband and wife, ("Grantee"), whose address is 1700 E. 56th Street, #3108, Chicago, IL 60637

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does convey and warrant unto Grantee that certain land lying and being in the County of Cook, State of Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof, together with all improvements located on such land (the "Property") not as tenants in common or joint tenants, but as tenants by the entirety.

This conveyance is made and accepted subject to: (1) general real estate taxes for 2021 and subsequent years; (2) public and utility easements; (3) covenants conditions and restrictions of record; and ~~(4) building lines and easement~~ provided they do not interfere with the current use of the Real Estate

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.


CT-21SA9475079247 10/22/21

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the ^{10th} ~~8th~~ day of September, 2021.

GRANTOR


GWENDOLYN M. WRIGHT


WILLIE B. WRIGHT

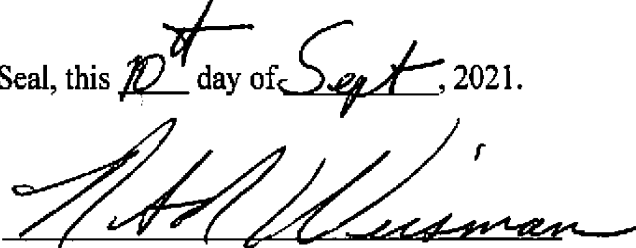
Property of Cook County Clerk's Office

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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 GWENDOLYN M. WRIGHT and WILLIE B. WRIGHT, MARRIED TO EACH OTHER, are personally known to me to be the same persons whose name are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed and delivered said Warranty Deed as their free and voluntary act for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 10th day of Sept, 2021.


Notary Public

MY COMMISSION EXPIRES:



ATTENTION RECEIVING MAIL:
MARICE PERREMAN
1020 MILWAUKEE AVE
SUITE 305
DEERFIELD, IL 60015

RETURN THE BILL TO:
WREN ZHENG
5229 S. KENTON AVE
CHICAGO, IL 60648

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LEGAL DESCRIPTION

Order No.: 21SA9475019ALP

For APN/Parcel ID(s): 20-11-408-053-0000

THAT PART OF THE FOLLOWING DESCRIBED PARCELS OF LAND BEING THE WEST 105 FEET OF LOT 10 AND THE WEST 105 FEET OF LOT 11 IN BLOCK 11 IN CORNELL, HIBBARD AND GOODMAN'S SUBDIVISION OF BLOCKS 11 AND 12 IN KIMBARKS ADDITION TO HYDE PARK BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 18 AND 19 (EXCEPT THE WEST 14 FEET OF THE SOUTH 41 FEET OF SAID LOTS TAKEN AS A TRACT) LOTS 20, 21, 22 AND 23 (EXCEPT THE NORTH 8 FEET OF THE EAST 46 FEET OF LOT 23) LOTS 26 AND 27 (EXCEPT THE NORTH 50 FEET MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOT 26 OF THE EAST 23.07 FEET MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT 27 OF SAID LOTS 26 AND 27 TAKEN AS A TRACT) AND ALSO EXCEPTING THAT PART OF SAID LOT 26 AND THE EAST 31.56 FEET OF LOT 27 LYING SOUTH OF THE NORTH 50 FEET OF SAID LOTS TAKEN AS A TRACT AS MEASURED PARALLEL TO THE EASTERLY LINE OF SAID LOT 26 AND LOT 28 IN C. M. CADYS SUBDIVISION OF BLOCK 24 IN KIMBARKS ADDITION TO HYDE PARK AFORESAID ALSO PART OF THE NORTH AND SOUTH 16 FOOT VACATED ALLEY LYING SOUTH OF THE NORTH LINE EXTENDED WEST OF LOT 287 AND NORTH OF THE SOUTH LINE OF LOTS 18 AND 28 EXTENDED EAST AND WEST IN C. M. CADYS SUBDIVISION OF BLOCK 24 AFORESAID ALSO THE WEST 79.43 FEET OF THAT PART OF VACATED EAST 52ND STREET LYING EAST OF THE EAST LINE EXTENDED OF SOUTH KIMBARK AVENUE AS LAID OUT IN KIMBARK ADDITION TO HYDE PARK AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT; THENCE WEST ON THE SOUTH LINE OF SAID TRACT 6.50 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 20.0 FEET TO THE POINT OF BEGINNING THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 19.67 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID TRACT 88.25 FEET TO A POINT ON A LINE 115.25 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT; THENCE SOUTH ON THE LAST DESCRIBED LINE 19.67 FEET; THENCE EAST 88.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.