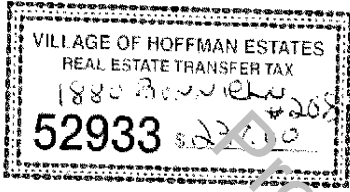


UNOFFICIAL COPY

Doc#: 2131246205 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2021 01:15 PM Pg: 1 of 4

Dec ID 20211001623595
ST/CO Stamp 0-260-787-344 ST Tax \$79.00 CO Tax \$39.50

WARRANTY DEED ILLINOIS STATUTORY



(The Above Space for Recorder's Use Only)

THE GRANTOR, Ami Gandhi, an unmarried woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ~~Cai Ping Wu~~, a single individual and Yong Chen, a single individual, as tenants in common, of ~~100 Lexington Circle~~ ^{Hanover Park, IL 60133} the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

~~Cai Ping Wu~~

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 07-08-300-020-1292

Property Address: 1880 Bonnie Ln, Unit #208, Hoffman Estates, IL 60169

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.

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

Dated this 26 day of OCT, 2021.

Ami Gandhi
Ami Gandhi

REAL ESTATE TRANSFER TAX 07-Nov-2021



COUNTY:	39.50
ILLINOIS:	79.00
TOTAL:	118.50

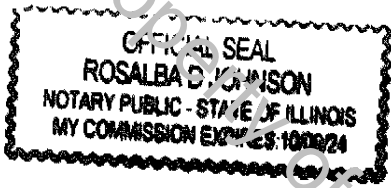
07-08-300-020-1292 | 20211001623595 | 0-260-787-344

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ami Gandhi personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 26 day of OCT, 2021.



Notary Public

THIS INSTRUMENT PREPARED BY
ARK Attorneys, LLC
1000 N. Milwaukee Ave., Suite 100
Chicago, IL 60642

MAIL TO:

~~Law Office of Jeff Wang
75 Executive Dr, Ste 106
Aurora, IL 60504~~

Yong Chen
1880 Bonnie Ln.
Unit # 208
Hoffman Estates,
IL 60169

SEND SUBSEQUENT TAX BILLS TO:

Yong Chen
1880 Bonnie Ln, Unit #208
Hoffman Estates, IL 60169

UNOFFICIAL COPY

Exhibit "A" Property Description

Situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit Number 208, 1880 Bonnie Lane, Hoffman Estates, Illinois, in the Moon Lake Village Four Story Condominium, as delineated on the survey of: Certain Lots in Peter Robin Farms Unit One, being a Subdivision of part of the Southwest 1/4 of Section 8, Township 41 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded November 14, 1969 as Document 21013530, in Cook County, Illinois which survey is attached as Exhibit 'B' to the declaration of condominium recorded as Document 24686035, together with its undivided percentage interest in the common elements, as defined and set forth in the declaration, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for Ingress and Egress for the benefit of Parcel 1, as set forth in the declaration recorded as Document 24686036, in Cook County, Illinois.

UNOFFICIAL COPY

10/29/21



Village of
Hoffman Estates

REAL ESTATE TRANSFER TAX

Phone: 847-882-9100 Fax: 847-781-2656
email: transferstamps@hoffmanestates.org

Check Appropriate Box(es):

- Declaration
 Residential
 Multi-Unit (No. of Units _____)
 Exemption
 Commercial
 Land Trust

INSTRUCTIONS:

- The liability for the payment of this tax shall be borne by the grantor (seller).
- This form must be filled out completely, signed by the grantor (seller), and presented to the Department of Finance, 1900 Hassel Road, Hoffman Estates, IL 60169 at the time of purchase of the real estate transfer stamps or exempt stamps as required by the Village of Hoffman Estates Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed or other instrument, and this form attached, when transfer of title or beneficial interest is recorded.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- A copy of the Illinois Real Estate Transfer Tax Declaration form and deed must accompany the payment of the tax pursuant to Ordinance 13-5-6. In the case of an exempt stamp, a copy of the signed & notarized deed or other instrument must be presented.
- All water, sewer, and garbage charges attributable to the property, past due and current, along with all other monies owed the Village, must be paid prior to the issuance of the tax stamp or exempt stamp. The grantor must contact the Village at least five (5) business days prior to closing and request a final water reading. In the event that the request is not timely, the Village may require that the grantor pay an amount equal to 150% of the last two (2) bills, in addition to any outstanding account balance, until a final reading can be taken.
- Transfer stamps and exempt stamps must be purchased at the time of transfer. Penalties and interest will be imposed if payment is not made within sixty (60) days pursuant to Ordinance 13-5-6(f).
- Please include a self-addressed stamped envelope for any mail-in requests.
- For additional information, please visit: www.hoffmanestates.org/government/finance/real-estate-transfer-tax

FOR VILLAGE USE ONLY	
11/4/21 Date of Filing with Village	
0500037085 Counter Receipt #	
52933 Transfer Tax Stamp #	
[Signature] Village Cashier	

Address of Property: 1880 Bonnie Lane #208, Hoffman Estates, IL 60169
Street Zip Code

Permanent Property Index No.: 07-08-300-020-1292

Date of Deed/Instrument: 10/27/2021 Type of Deed/Instrument: Warranty Deed

Grantee:
Caiping Wu 1880 Bonnie Lane #208, Hoffman Estates IL 60169
Buyer Address Zip Code

1. Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$ 75,000.00
2. AMOUNT OF TAX (\$3.00 per \$1,000 (or fraction thereof) of full actual consideration)	\$ 237.00
3. PENALTY DUE (100% of Line 2)	\$ —
4. INTEREST DUE (2% per month on Line 2)	\$ —
5. TOTAL DUE	\$ 237.00

EXEMPTIONS: The Village of Hoffman Estates Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 13-5-6 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, you must complete the appropriate blanks below and provide supporting documentation that is signed and notarized. **There is a \$10.00 processing fee for each exempt transaction.**

I hereby declare that this transaction is exempt from taxation under the Hoffman Estates Real Estate Transfer Tax Ordinance by paragraph(s) _____ of section 13-5-6 of said Ordinance.

Details for exemptions claimed, including documentation provided (explain): _____

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR: (Please Print)
Ami Gandhi 1880 Bonnie Lane #208, Hoffman Estates IL 60169
Name Address Zip Code

Signature: [Signature] Date Signed: 10/29/2021
Seller Agent