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Doc# 2131425101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/10/2021 11:49 AM Pg: 1 of 3

Dec ID 20211101633455
ST/CO Stamp 0-781-438-096 ST Tax \$445.00 CO Tax \$222.50
City Stamp 0-742-796-432 City Tax: \$4,672.50

--- Above Space For Recorder's Use ---

Warranty Deed

Grantor, **BILLY TANG**, a married man, for and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to Grantees, **ERIN STRICK** and **MATTHEW STRICK**, married to each other, ~~as tenants in common~~ (and not as tenants in common), the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

** as Tenants by the Entirety*


SEE LEGAL DESCRIBED ATTACHED AS EXHIBIT A

SUBJECT TO: (a) General real estate taxes not due and payable on the date of execution of this Deed; (b) zoning and building laws and ordinances; (c) building lines and easements of record; (d) covenants, conditions and restrictions of record; and (e) acts done or suffered by Grantees.

PIN #s: 14-17-404-063-1008, 14-17-404-063-1033 & 14-17-404-063-1037

Address of Real Estate: 1025 W. Buena Ave., Unit 4W, Chicago, IL 60613

Dated as of the 23rd day of June, 2021.


Billy Tang

**NOTE: SUBJECT PROPERTY IS NOT
THE HOMESTEAD PROPERTY OF
GRANTOR'S SPOUSE**

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ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On November 3rd, 2021 before me Christian Maldonado (Notary Public)
(insert name and title of the officer)

personally appeared Billy Samuel Tang
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



<p>Mail to:</p> <p>Mary Barrett Kirby, Esq. Manor Law, LLC 4669 N. Manor Ave. Chicago, IL 60625</p>	<p>Send Tax Bills to:</p> <p>Erin & Matthew Strick 1025 W. Buena Ave., Unit 4W Chicago, IL 60613</p>
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Document Prepared by:

Joel Feldman
311 North Aberdeen, Suite 300
Chicago, Illinois 60607

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 1025-4W AND G-12 AND P-16 IN THE BUENA PARK CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 30 AND 31 AND THE WEST 10 FEET OF LOT 29 IN BLOCK 7 IN BUENA PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020694662 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office