

A21-5456 KO

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WARRANTY DEED

Doc#: 2133307545 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2021 10:17 AM Pg: 1 of 2

Dec ID 20211101643589
ST/CO Stamp 1-082-835-600 ST Tax \$312.00 CO Tax \$156.00
City Stamp 0-523-944-592 City Tax: \$3,276.00

THE GRANTOR, *Nedra Stuart*, a single woman, of 815 Redbud Lane, Wilmette, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to *Yang Zhou*, a single man, of 4322 Queen Street, Apartment 408, Long Island, New York, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF


SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any

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

Address of Real Estate: 1342 North North Park Avenue, Unit 1, Chicago, Illinois 60610

Permanent Real Estate Index Number: 17-04-212-040-1005

DATED this 17th day of November, 2021

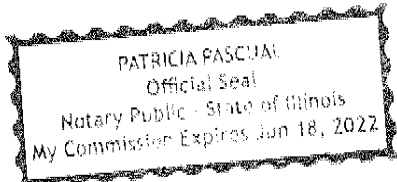


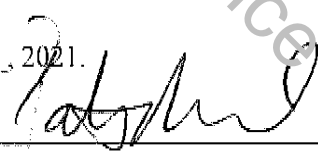
NEDRA STUART

State of IL)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Nedra Stuart*, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of November, 2021.





NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Patricia Gutierrez Pascual, Esq.*, 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773/635-4100

AFTER RECORDING, MAIL TO:

Yang Zhou
1342 North North Park Avenue, Unit 1
Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO:

Yang Zhou
1342 North North Park Avenue, Unit 1
Chicago, Illinois 60610

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Legal Description

UNIT 1342-1 IN EVERGREEN CONDOMINIUM AS DELINEATED ON THE SURVEY CHARGE OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

SUB LOT 21 IN OGDENS SUBDIVISION OF LOTS 142 TO 151 INCLUSIVE 154, 155, 156, 163, 164, 165, 168 TO 173 INCLUSIVE, 176, 178 TO 183 INCLUSIVE IN BRONSONS ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 01, 1995 AS DOCUMENT NUMBER 95833514 AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.



Property Address:
1342 N North Park Avenue 1
Chicago, IL 60610-1306

Pin: 17-04-212-040-1005

REAL ESTATE TRANSFER TAX		24-Nov-2021
	CHICAGO:	2,340.00
	CTA:	936.00
	TOTAL:	3,276.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		24-Nov-2021
	COUNTY:	156.00
	ILLINOIS:	312.00
	TOTAL:	468.00

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