


Please return to:
David Frank
1211 Landwehr Blvd
Northbrook, Illinois 60062

Send subsequent tax bill to:
Daniel Carnet
1726 W. Catalpa Avenue
Chicago, Illinois 60640

Prepared by:
Wallace K. Moy
53 W. Jackson, Suite 1504
Chicago, Illinois 60604



2201325055D

Doc# 2201325055 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/13/2022 01:38 PM PG: 1 OF 2

WARRANTY DEED

THE GRANTOR(S), Christopher Y. Kuan and Mun-Leng Kuan, his wife, of 1726 W. Catalpa Avenue, the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT TO Daniel Carnet, of 1605 Darien Club Drive, Darien, Illinois the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE WEST 15 FEET OF LOT 15 AND THE EAST 15 FEET OF LOT 16 IN BLOCK 3 IN EDGEWATER HEIGHTS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-07-204-023-0000

Commonly known as 1726 W. Catalpa Avenue, Chicago, Illinois 60640

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 and by virtue of the Homestead Exemption Laws of the State of Illinois.

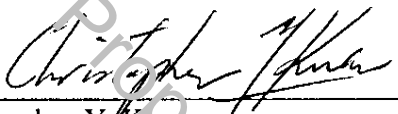
21WM52279946P
Ltm 10a

S Y
P 2
S Y-1
SC _____
INT 14

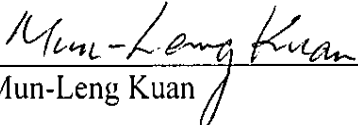
UNOFFICIAL COPY

Warranty Deed
Page 2 of 2

Dated this 30th day of November, 2021



Christopher Y. Kuan



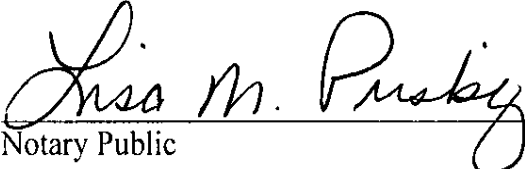
Mun-Leng Kuan

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 Christopher Y. Kuan and Mun-Leng Kuan, his wife, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal, this 7 day of DECEMBER, 2021





Notary Public

REAL ESTATE TRANSFER TAX		16-Dec-2021
	CHICAGO:	3,900.00
	CTA:	1,560.00
	TOTAL:	5,460.00 *
14-07-204-023-0000 20211101652957 0-117-254-800		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Dec-2021
	COUNTY:	260.00
	ILLINOIS:	520.00
	TOTAL:	780.00
14-07-204-023-0000 20211101652957 0-124-791-440		