

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

Forde & O'Meara LLP  
Lisa J. Saul, Esq.  
191 N Wacker Dr, Suite 3100  
Chicago, Illinois 60606

Doc#: 2206920573 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/10/2022 01:51 PM Pg: 1 of 4

Dec ID 20220301644321  
ST/CO Stamp 0-060-286-352 ST Tax \$3,612.50 CO Tax \$1,806.25  
City Stamp 1-515-197-840 City Tax: \$37,931.25

Property of Cook County Clerk's Office

## WARRANTY DEED

THIS INDENTURE is made as of this 8 day of <sup>MARCH</sup> ~~February~~, 2022 by and between **Andrew S. Richardson, married to Gabriela Richardson**, of the City of Chicago, State of Illinois ("Grantor"), and **Tianqi Zhu**, of the City of Chicago, State of Illinois ("Grantee").  
~~\* AND YAN JIN \*~~

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit A attached hereto

*\* married to each other, taking  
as tenants by the entirety.*

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

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

Permanent Real Estate Tax Number: 14-32-408-037-0000  
Address of Real Estate: 1944 North Fremont Street, Chicago, IL 60614


SIGNATURE PAGE FOLLOWS

Chicago Title 2263028444542 10/2/2022

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 18th day of February, 2022.

  
\_\_\_\_\_  
Andrew S. Richardson

  
\_\_\_\_\_  
Gabriela Richardson, solely for the purpose  
of releasing homestead rights

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 Andrew S. Richardson, 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 signed, sealed and delivered this said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

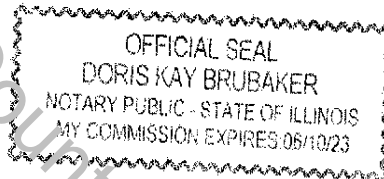
GIVEN under my hand and official seal, this 28th day of February, 2022.

Doris Kay Brubaker  
Notary Public

Commission expires:

**Send Subsequent Tax Bills To:**

TIANQI ZHU  
1944 N. FREMONT ST  
CHICAGO, IL 60614



**After Recording Return To:**

MICHELLE LAISS ESQ  
1530 W. FULLERTON AVE  
CHICAGO, IL 60614

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

LOT 16 IN THE SUBDIVISION OF BLOCK 6 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office