

# UNOFFICIAL COPY

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## WARRANTY DEED Statutory (Illinois)

Mail To:

Rihua Tan  
2987 S. Bonaparte St.  
Chicago IL 60608

This document prepared by:

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Unzueta Law Group, P.C.  
115 West Main Street  
Bensenville, IL 60009

Doc#: 2208204308 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/23/2022 11:08 AM Pg: 1 of 2

Dec ID 20220301658734

ST/CO Stamp 2-101-308-816 ST Tax \$415.00 CO Tax \$207.50

City Stamp 1-691-360-656 City Tax: \$4,357.50

The Grantors, **ANTONIO GUZMAN**, married to **RAQUEL ABREGO GARCIA**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to Grantees, **RIHUA TAN** and **KEDING CHEN** husband and wife, of 2731 S. Shields Avenue, City of Chicago, County of Cook, State of Illinois the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 25 IN PEARCE'S SUBDIVISION OF LOT 2 IN BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common or joint tenants, but as tenants by the entirety forever.

Permanent Index Number: 17-29-323-005-000

Address of Real Estate: 2987 South Bonaparte Street, Chicago, Illinois 60608

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### 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

#### REAL ESTATE TRANSFER TAX

22-Mar-2022



CHICAGO:	3,112.50
CTA:	1,245.00
TOTAL:	4,357.50 *

17-29-323-005-0000 | 20220301658734 | 1-691-360-656

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

#### REAL ESTATE TRANSFER TAX

22-Mar-2022



COUNTY:	207.50
ILLINOIS:	415.00
TOTAL:	622.50

17-29-323-005-0000 | 20220301658734 | 2-101-308-816

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Dated this 21<sup>st</sup> day of March, 2022.

Antonio Guzman  
Antonio Guzman

Raquel Abrego Garcia  
Raquel Abrego Garcia

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **ANTONIO GUZMAN**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 21<sup>st</sup> day of March, 2022.

My Commission expires 5/16/2022

[Signature]  
Notary Public

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF DUPAGE )



I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **RAQUEL ABREGO GARCIA**, personally known to me to be the same person whose name (s)he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her 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 21<sup>st</sup> day of March, 2022.

My Commission expires 5/16/2022

[Signature]  
Notary Public

Mail Future Tax Bills to:

CHEN  
**KEDING CHANG**  
**RIHUA TAN**  
2987 South Bonaparte Street,  
Chicago, Illinois 60608

