

# UNOFFICIAL COPY

Doc# 2211501231 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/25/2022 10:24 AM Pg: 1 of 3

Dec ID 20220401684141  
ST/CO Stamp 1-343-503-248 ST Tax \$448.00 CO Tax \$224.00  
City Stamp 0-739-367-824 City Tax: \$4,704.00

19411669

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor(s), **MARK A. NEFORAS and RAE M. HUGHES, married, as husband and wife**, County of **Cook** and State of **Illinois**, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to **LILLIAN CHEN and Cemmy Tan, Wife and Husband**, of \_\_\_\_\_, as...

~~TENANTS BY THE ENTIRETY~~  
(Check Applicable, Strike Inapplicable)

- An individual or Entity (LLC, Corporation, Etc.)
- Tenants in Common
- Not as Tenants in Common but as Joint Tenants with rights of survivorship
- Not as Tenants in Common or Joint Tenants, but as Tenants by the Entirety

...the following described real estate, to-wit:

### SEE ATTACHED LEGAL

Permanent Real Estate Index Number: 17-33-326-059-0000

Address of Real Estate: 3855 S PARNELL AVE, CHICAGO, IL 60609

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

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

Dated this 12<sup>th</sup> Day of April, 2022

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# UNOFFICIAL COPY

Mark A Neforas  
MARK A. NEFORAS

Rae M Hughes  
RAE M. HUGHES

STATE OF IL

COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Mark A. Neforas & Rae M. Hughes, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 12th day of April, 2022.

[ Notary Seal ]



Jessica Kazda  
Notary Public

This Instrument was prepared by:

Russell F. Kazda  
17112 S. Oak Park Avenue  
Tinley Park, IL 60477

Future Tax Bills to:

LILLIAN CHEN  
3855 S. PARNELL AVE.  
CHICAGO IL 60609

After recording return document to:

LILLIAN CHEN  
3855 S. PARNELL AVE.  
CHICAGO IL 60609

**REAL ESTATE TRANSFER TAX** 20-Apr-2022



CHICAGO: 3,360.00  
CTA: 1,344.00  
TOTAL: 4,704.00 \*

17-33-326-059-0000 | 20220401684141 | 0-739-367-824

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

**REAL ESTATE TRANSFER TAX** 20-Apr-2022



COUNTY: 224.00  
ILLINOIS: 448.00  
TOTAL: 672.00

17-33-326-059-0000 | 20220401684141 | 1-343-503-248

**UNOFFICIAL COPY**  
**COMMITMENT FOR TITLE INSURANCE**  
**ISSUED BY**  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**COMMITMENT NO. 19411669**

**EXHIBIT "A"**

Situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: THE SOUTH 20.89 FEET OF THE NORTH 80.82 FEET (EXCEPT THE WEST 12.08 FEET THEREOF AND EXCEPT THE EAST 21.80 FEET THEREOF) OF LOTS 28, 29 AND 30, TAKEN AS A TRACT, IN BLOCK 1, IN THE SUBDIVISION OF THE SOUTH HALF OF BLOCK 27 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE SOUTH 20.89 FEET OF THE NORTH 80.82 FEET OF THE WEST 6.00 FEET OF THE EAST 21.80 FEET OF SAID LOT 28, LYING ABOVE A HORIZONTAL PLANE AT CHICAGO CITY DATUM ELEVATION 22.00 AND THAT PART OF THE SOUTH 5.50 FEET OF THE NORTH 65.33 FEET OF THE EAST 10.08 FEET OF THE WEST 12.08 FEET OF SAID LOT 30, LYING ABOVE A HORIZONTAL PLANE AT CHICAGO CITY DATUM ELEVATION 13.20, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE EAST 21.80 FEET (EXCEPT THAT PART OF THE WEST 6.00 FEET OF SAID EAST 21.80 FEET LYING ABOVE A HORIZONTAL PLANE AT CHICAGO CITY DATUM ELEVATION 22.00) OF LOT 28, IN BLOCK 1 IN THE SUBDIVISION OF THE SOUTH HALF OF BLOCK 27, IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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