## JNOFFICIAL CC

2231085

**WARRANTY DEED** INDIVIDUAL TO INDIVIDUAL Doc#, 2214718290 Fee; \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/27/2022 01:12 PM Pg: 1 of 3

Dec ID 20220501621679

ST/CO Stamp 0-919-896-144 ST Tax \$572.00 CO Tax \$286.00

Law Offices of Heid Weitmann Coleman PC 4301 N Lincoln Ave Ste 140 Lincoln wood IL 60712

> GRANTCAS 120 Wang and Lubing Zhang, husband and wife, of the City of Oak Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTFE(S), Jacob Biederwolf and Elizabeth Klante, husband and wife of iot as Joint Tenants or as Tenants in Common but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois to-wit:

\* aka Elizabeth Biederwolf

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate trives which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 forever.

Permanent Index Number: 16-07-316-084-0000

Grantor

Property Address: 1020 Cedar Ct., Oak Park, IL 60302

DATED this 25

Grantor

**Real Estate Transfer Tax** 





**REAL ESTATE TRANSFER TAX** 

CALL FARK, N. EWIGZ

COUNTY. ILLINOIS: TOTAL:

286 00 572.00 858.00

27-May-2022

16-07-316-084-0000

20220501621679 | 0-919-896-144

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## **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 Tao Wang and Lubing Zhang personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 25

?5<sup>L</sup>day of

. 20 22

(SEAL)

LOUIS SCAN TICCHIO Official Seal Notary Public - State of Illinois My Commission Expires Nov 7 2022

This document prepared by: DUIS

US Law, LLC 7501 W. Diversey Ave. Elmwood Park, IL 60707 Send future tax bills to:
Biederwolf and Klante
1020 Cedar Ct.
Oak Park, IL 60302

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## **UNOFFICIAL COPY**

## **LEGAL DESCRIPTION**

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET. THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54,00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE FAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LIN! A DISTANCE OF 200,41 FEET TO THE POINT OF COMMENCEMENT IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERCIAN IN COOK COUNTY, ILLINOIS. ALSO:

THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 3.08 FEET THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.00 FEET, TO A SOUTHEAST CORNER OF EXISTING DUILDING FOUNDATION, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH ALONG BUILDING WALL A DISTANCE OF 39.95 FEET TO THE NORTHEAST CORNER OF SAID BUILDING, THENCE WEST 20.00 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE SOUTH ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 39.95 FEET SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE EAST A BUIL CONTACO DISTANCE OF 20,00 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING FOUNDATION, BEING THE POINT OF BEGINNING.

COMMONLY KNOWN AS: 1020 Cedar Ct., Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-07-316-084-0000