

Doc#: 2215210052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2022 12:40 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS:

**J. FERGAL O'SULLIVAN and
JOHN FELKER,**

Both unmarried persons,
of the City of Chicago,
State of Illinois, for and in
consideration of Ten and
no/100 Dollars (\$10.00) in hand
paid, and other good and valuable
consideration, CONVEY and WARRANT to
LAYHOONG AND GUAT HOON LIM,

Both unmarried persons as Joint Tenants with the right of survivorship,
the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

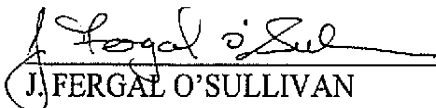
STREET ADDRESS: 1453 S. INDIANA AVENUE, CHICAGO, ILLINOIS 60605

PIN: 17-22-109-102-0000

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2021 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

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, as joint tenants, forever.

DATED THIS 3rd DAY OF MAY, 2022.

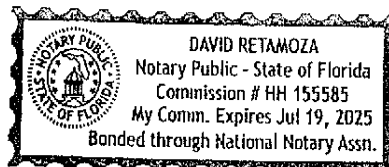

J. FERGAL O'SULLIVAN


JOHN FELKER

State of Florida, County of Collier ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. FERGAL O'SULLIVAN and JOHN FELKERS, known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of MAY, 2022.


NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Layhoi Ng
1453 S. Indiana Ave
Chicago IL 60605

Send Subsequent Tax Bills To:

Layhoi Ng
1453 S. Indiana Ave
Chicago IL 60605

Acuity Title
5301 Dempster St., Suite 206
***** Skokie, IL 60077 *****



UNOFFICIAL COPY

Acuity Title
 5301 Dempster Street, Suite 206
 Skokie, IL 60077
 Phone: (847)257-8000 ~ Fax: (847)296-7890

EXHIBIT A

Address Given: 1453 South Indiana Avenue
 Chicago, IL 60605

Permanent Index No.: 17-22-109-102-0000


Legal Description:

PARCEL 1:



LOT 41 IN CENTRAL STATION 2ND RESUBDIVISION OF LOTS 11 TO 76 IN CENTRAL STATION RESUBDIVISION, IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION AND AS CONTAINED IN TRUSTEE'S DEED RECORDED AS INSTRUMENT NO. 93107422 INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		23-May-2022
	CHICAGO:	5,962.50
	CTA:	2,385.00
	TOTAL:	8,347.50 *

17-22-109-102-0000 | 20220501608521 | 1-164-656-528

REAL ESTATE TRANSFER TAX		23-May-2022
	COUNTY:	597.50
	ILLINOIS:	795.00
	TOTAL:	1,192.50

17-22-109-102-0000 | 20220501608521 | 1-516-027-792

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys' Title Guaranty Fund, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; 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.