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206SA968108LP 1/2
WARRANTY DEED

Doc#: 2222419093 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/12/2022 02:02 PM Pg: 1 of 5

Dec ID 20220801600294
ST/CO Stamp 1-043-075-664 ST Tax \$327.50 CO Tax \$163.75

Mail To:

Paul A. Youkhana, Esq.
4819 Main Street, #D
Skokie, IL 60077

Send Subsequent Tax Bills To:

Flawless Homes LLC
~~4819 Main Street~~ 8100 W Oakton
Skokie, IL ~~60077~~ Suite 103
Niles, IL 60714

Above Space for Recorder's Use Only

THE GRANTOR(S), BAOFU QIAO AND WEI GUO, husband and wife, of Wilmette, Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) TO THE GRANTEE(S), FLAWLESS HOMES LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: *D/B/A FLAWLESS HOLDINGS OF WILMETTE ILLINOIS

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.

Property Index Numbers: 05-32-305-162-0000
Property Address: 432 Skokie Blvd, Wilmette, IL 60091

Subject to: general real estate taxes not due and payable as of the date of this Warranty Deed and covenants, conditions and restrictions of record; building lines and easements for public utilities.

HEREBY WAIVING AND RELEASING ANY AND ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS

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TO HAVE AND TO HOLD said premises forever.

Dated: this 28 day of July, 2022.

Baofu Qiao
Baofu Qiao

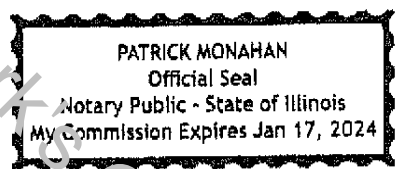
Wei Guo
Wei Guo

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 BAOFU QIAO AND WEI GUO, personally known to me to be the same persons 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 28 day of July, 2022

Commission expires January 17, 2024 Notary Public Patrick Monahan



This instrument was prepared by: May Y. Hao, MayGlobe Law Firm, 401 N. Michigan Avenue, Suite 1200, Chicago, IL 60611.

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EXHIBIT A: LEGAL DESCRIPTION

PARCEL 1: UNIT 9

THAT PART OF LOT 1 IN BALABANS RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 26 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE MOST WESTERLY WEST LINE 137.22 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 00 SECONDS EAST AT RIGHT ANGLES: THERETO 25.55 FEET TO A LINE 20.0 FEET SOUTH OF AND PARALLEL WITH A NORTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS EAST ALONG SAID PARALLEL LINE 52.21 FEET; THENCE SOUTH 23 DEGREES 35 MINUTES 13 SECONDS EAST 115.72 FEET; THENCE SOUTH 51 DEGREES 22 MINUTES 41 SECONDS EAST 22.49 FEET TO A CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG AN EAST LINE OF SAID LOT 9.29 FEET TO THE MOST SOUTHERLY SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECOND WEST ALONG SAID SOUTH LINE 77.82 FEET TO AN ESTATE LINE OF SAID LOT; THENCE SOUTH 1 DEGREE 18 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE 3.38 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY, TAKEN AS A TRACT THAT PART THEREOF LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHEASTERLY LINE OF SAID TRACT 94.22 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID TRACT TO A POINT IN THE SOUTHWESTERLY LINE OF SAID TRACT 113.82 FEET SOUTHEASTERLY OF THE NORTH WEST CORNER OF SAID TRACT AND EXCEPT THAT PART OF SAID TRACT LYING NORTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHEASTERLY LINE OF SAID TRACT 72.10 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID TRACT TO A POINT IN THE SOUTHWESTERLY LINE OF SAID TRACT 91.67 FEET SOUTHEASTERLY OF THE NORTH WEST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 27151002 AND AMENDED BY DOCUMENT 27171127 AND AS SUPPLEMENTED BY DOCUMENT 27467693 AND AS CREATED BY DEED FROM ALBANY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1983 AND KNOWN

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AS TRUST NUMBER 11-4165 TO DENNIS L. HOUGHTON, RECORDED
SEPTEMBER 27, 1985 AS DOCUMENT 85209221.

Property Index Numbers: 05-32-305-162-0000

Property Address: 432 Skokie Blvd, Wilmette, IL 60091

Property of Cook County Clerk's Office

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Name of Buyer:
FLAWLESS HOMES, LLC

Real Estate Transfer Tax
\$984.00

Property Address:
432 SKOKIE BLVD
WILMETTE, IL. 60091

Issue Date 8/10/2022

Revenue Stamps:

Village of Wilmette	\$1,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$400.00	Qty 1	=	\$400.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$200.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$90.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$70.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$50.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$30.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$20.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$1.00	Qty 4	=	\$4.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				

Village of Wilmette	\$500.00	Qty 1	=	\$500.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$300.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$100.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$80.00	Qty 1	=	\$80.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$60.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$40.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$25.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$10.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				
Village of Wilmette	\$5,000.00	Qty 0	=	\$0.00
Real Estate Transfer Tax				
Stamp #: CO 2022-08-10 432 SKOKIE BLVD				