

# UNOFFICIAL COPY

Doc#: 2225001306 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/07/2022 02:06 PM Pg: 1 of 7

Dec ID 20220801622329  
ST/CO Stamp 0-009-656-912 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 1-274-206-800 City Tax: \$4,567.50

767873  
lot 2

## WARRANTY DEED ILLINOIS STATUTORY

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

Property of Cook County Clerk's Office

THE GRANTOR(S)

**Qiao Ma and Meimeizi Zhu, married to one another**

of the City of Mountain View, County of Santa Clara, State of CA for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

**Payne E. Ruhiman** A SINGLE MAN

of 2400 N. Lakeview Avenue, #2604, Chicago, IL 60614, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

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.

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

Permanent Real Estate Index Number(s): 17-04-215-072-1066

Address(es) of Real Estate: 1309 N. Wells St, Unit 1301, Chicago, IL 60610

Dated this 20 day of August, 2022.

Qiao Ma

Meimeizi Zhu

8/20/2022

8/20/2022

PLEASE SEE  
NOTARY ATTACHMENT

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**This property is not homestead as to the Grantor(s)**

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STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

\_\_\_\_\_ personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Notary Public)

Prepared by:

C. Michael Novick, LLC  
70 W. Madison, Suite 2060  
Chicago, IL 60602

Mail to:

Payne E Ruhlman  
1309 N. Wells St, unit 1301  
Chicago, IL 60610

Name and Address of Taxpayer:

Payne E. Ruhlman  
1309 N. Wells, Unit 1301  
Chicago, IL 60610.

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of SANTA CLARA )

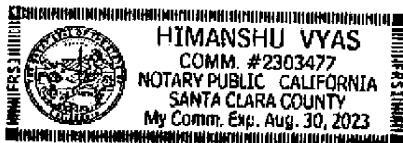
On 08/20/2022 before me, HIMANSHU VYAS, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared meimeizi zhu & qiao ma  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature H.V. Vyas  
Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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File No: 767873

## EXHIBIT "A"

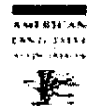
UNIT NO. 1301, (INCLUDING THE USE OF LIMITED COMMON ELEMENT PARKING SPACE NO. 21), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MICHAELS TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 91076481, AS AMENDED FROM TIME TO TIME, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 17-04-215-092-1066

Property Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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.*

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## REAL ESTATE TRANSFER TAX

06-Sep-2022



<b>CHICAGO:</b>	3,262.50
<b>CTA:</b>	1,305.00
<b>TOTAL:</b>	4,567.50 *

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17-04-215-072-1066 | 20220801622329 | 1-274-206-800

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

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## REAL ESTATE TRANSFER TAX

06-Sep-2022



COUNTY:  
ILLINOIS:  
TOTAL:

217.50  
435.00  
652.50

17-04-215-072-1066

20220801622329

0-009-6556-912

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