

# UNOFFICIAL COPY

10/22  
22-65416

## Warranty Deed

ILLINOIS

Doc#: 2229828161 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2022 04:07 PM Pg: 1 of 2

Dec ID 20221001666320  
ST/CO Stamp 0-175-976-784 ST Tax \$416.00 CO Tax \$208.00  
City Stamp 0-397-979-984 City Tax: \$4,368.00

*Above Space for Recorder's Use Only*

THE GRANTOR(S) **Chun H. Chan and Sue Ng Chan**, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to **\*Filiberto Galvan**, single, of 10340 S. Torrence Ave, Chicago IL 60617, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached here to)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

\*Filiberto

SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 20-04-303 025-0000

Address(es) of Real Estate: W 43<sup>rd</sup> Pl, Chicago Illinois 60609

544

The date of this deed of conveyance is 10/14/2022.

*Chun H. Chan*

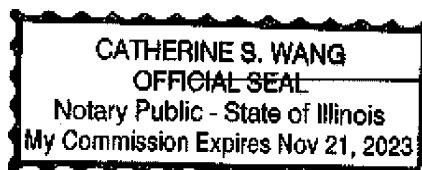
Chun H. Chan

*Sue Ng Chan*

Sue Ng Chan

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chun H. Chan and Sue Ng Chan 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 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 official seal 10/14/2022.



*Catherine S. Wang*

Notary Public

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 544 W. 43rd Pl., Chicago, IL 60609

Legal Description:

LOT 28 IN BLOCK 2 IN LOUIS HEINTZ SUBDIVISION OF 24 ACRES EAST AND ADJOINING THE WEST 10 ACRES OF THE NORTH 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
Law Offices of Jonathan S. Lustig, P.C. 200 E. Randolph Suite 5100 Chicago, Illinois 60601	Filiberto Galvan 544 W 43 <sup>rd</sup> Pl Chicago IL 60609	Steven R. Felton & Associates, P.C. 134 N. LaSalle St., Suite 1720 Chicago, Illinois 60602