

UNOFFICIAL COPY



22325470540

Doc# 2232547054 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/21/2022 02:42 PM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), EDWARD TANG AND MYAH S. TANG, husband and wife, of the City of Mentor, County of Lake, State of Ohio, CONVEY(S) and WARRANT(S) TO CHRISTINE R. NIELSEN, an UNMARRIED woman, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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: 27-24-110-052-0000

Address of Real Estate: 15946 Ashford Crt., Tinley Park, Illinois 60477

22 Bar J 7050 A
10/3

REAL ESTATE TRANSFER TAX

21-Nov-2022



| | |
|-----------|--------|
| COUNTY: | 112.50 |
| ILLINOIS: | 225.00 |
| TOTAL: | 337.50 |

27-24-110-052-0000 | 20221101694181 | 1-126-417-744

UNOFFICIAL COPY

9 day of Nov., 2022

Edward Tang
EDWARD TANG

Myah S. Tang
MYAHS. TANG

STATE OF OHIO, COUNTY OF LAKE SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that EDWARD TANG and MYAH S. TANG are personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing 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 9 day of November, 2022

Apryle Lovelace

(Notary Public)



APRYLE LOVELACE
Notary Public
State of Ohio
My Comm. Expires
January 18, 2027

Prepared by:

Michael J. Gilmartin, Attorney at Law,
Realmuto Law Offices 15000 S. Cicero Avenue, Oak Forest, IL 60452

Mail To:

Law Office of Mark Berardi
14919 Founders Crossing ~~Suite 2~~
Homer Glen, IL 60491

Name and Address of Taxpayer:

Christine Nielsen
15946 Ashford Crt.
Tinley Park, IL 60477

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE NORTHEAST 20.95 FEET OF THE SOUTHWEST 68.41 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 5 IN ASHFORD MANOR WEST PHASE II, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 0 DEGREES, 06 MINUTES, 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 10.17 FEET, THENCE SOUTH 45 DEGREES, 26 MINUTES, 49 SECONDS WEST 59.78 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL", THENCE CONTINUING SOUTH 45 DEGREES, 26 MINUTES, 49 SECONDS WEST 136.70 FEET; THENCE NORTH 44 DEGREES, 33 MINUTES, 11 SECONDS WEST 62.98 FEET; THENCE NORTH 45 DEGREES, 26 MINUTES, 49 SECONDS EAST 136.70 FEET, THENCE SOUTH 44 DEGREES, 33 MINUTES, 11 SECONDS EAST 62.98 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL" IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST PHASE II TOWNHOMES RECORDED AUGUST 24, 1994 AS DOCUMENT 94750735.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 15946 Ashford Court, Tinley Park, IL 60477
PIN# 27-24-110-052-0000