



2234641114D

Doc# 2234641114 Fee \$88.00

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

KAREN A. VARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2022 11:57 AM PG: 1 OF 2

WARRANTY DEED

PLEASE RETURN TO:

Alexandra Lee
2252 S. Canal Street
Suite 229
Chicago, IL 60616

SEND SUBSEQUENT TAX BILL TO:

Jenice Ruan
4738 S. Union Avenue
Chicago, Illinois 60609

INSTRUMENT PREPARED BY:

Olivia Cheng
828 W. 31st St., Ste. C4
Chicago, Illinois 60608

THE GRANTOR,

WING KIT LAI, married to Ly Ngoe Duong, in consideration of Ten and 00/100 dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, **JENICE RUAN**, a single woman of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 75 IN FOWLER'S RESUBDIVISION OF PART OF THE SOUTH SIDE HOMESTEAD ASSOCIATION ADDITION IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4738 S. Union Ave., Chicago, IL 60609

PIN: 20-09-103-026-0000

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and (c) general real estate taxes not due and payable at the time of Closing.

Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor(s) have caused their name to be signed to these present this 2nd day of December 2022.

Wing Kit Lai
WING KIT LAI

Ly Ngoc Duong
LY NGOC DUONG,
Signing for the purpose of effecting
a release of homestead rights

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 Wing Kit Lai and Ly Ngoc Duong, 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 he signed, sealed and delivered the paid instrument, as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of December 2022.



[Signature]
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		08-Dec-2022
CHICAGO:		2,085.00
CTA:		834.00
TOTAL:		2,919.00

20-09-103-026-0000 | 20221201604290 | 2-137-847-120
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Dec-2022
COUNTY:		139.00
ILLINOIS:		278.00
TOTAL:		417.00

20-09-103-026-0000 | 20221201604290 | 0-927-921-488