

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

Doc#: 2235646007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2022 09:19 AM Pg: 1 of 3

Dec ID 20221201609228
ST/CO Stamp 0-399-547-728 ST Tax \$165.00 CO Tax \$82.50
City Stamp 1-288-314-192 City Tax: \$1,732.50

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Property of Cook County Clerk's Office

THE GRANTOR Shuai Tao, married to Charles Yii, of 118 Starwood Drive, Bolingbrook, IL 60490, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Chao Hui and Yan Xu, husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, of 3434 S. Wallace St., FL 1, Chicago, IL 60616, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:


PARCEL 1: UNIT 1758-3R IN THE HERITAGE ON 35TH STREET CONDOMINIUM DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0418139064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 31, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE 3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0418139064.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years.

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): 17-31-227-051-1011
Address(es) of Real Estate: 1758 West 35th Street, Unit 3R, Chicago, IL 60609

REAL ESTATE TRANSFER TAX		19-Dec-2022
	CHICAGO:	1,237.50
	CTA:	495.00
	TOTAL:	1,732.50 *

17-31-227-051-1011 | 20221201609228 | 1-288-314-192

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

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		19-Dec-2022
 	COUNTY:	82.50
	ILLINOIS:	165.00
	TOTAL:	247.50

17-31-227-051-1011 | 20221201609228 | 0-399-547-728

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Dated this 5 day of December, 2022.

By *Shuai Tao*
Shuai Tao

STATE of ILLINOIS, COUNTY of KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shuai Tao personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 5 day of December 2022.

Regina Turson
Notary Public



Dated this 3 day of December, 2022.

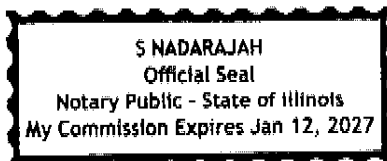
By *Charles Yii*
Charles Yii; for purpose of releasing his homestead rights

STATE of ILLINOIS, COUNTY of *De Page* ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Yii personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 3rd day of December 2022.

S NADARAJAH
Notary Public



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Prepared by:

Law Office of James F. White, P.C.

James F. White

160 S. Municipal Drive, Suite 100

Sugar Grove, IL 60554

Mail to:

~~Chao Hui and Yan Xu~~

~~1758 W. 35th St., Unit 3R~~

~~Chicago, IL 60609~~

Lawoffice of Jun Wang

3044 S Wallace, FL 1

Chicago, IL 60616

Name and Address of Taxpayer:

Chao Hui and Yan Xu

~~1758 W. 35th St., Unit 3R~~

~~Chicago, IL 60609~~

3044 S Wallace, FL 1

Chicago, IL 60616

Cook County Clerk's Office