



Doc# 2300634036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2023 01:25 PM PG: 1 OF 2

Above Space for Recorder's Use Only

The GRANTOR, LI LING TAO, as Trustee of the Li Ling Tao Revocable Trust dated September 27, 2021, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, ~~ROBERT HERNANDEZ~~, in fee title, in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit: (See page 2 for "Legal Description" attached here to and made part hereof) * ROBERTO

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-29-426-121-1008 & 17-29-426-121-1011

Address of Real Estate: 828 W. 31st Street Unit 3N & PS-3, Chicago, Illinois 60608

The date of this deed of conveyance is December 30, 2022.

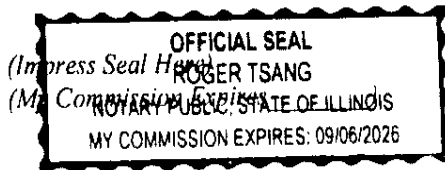
(SEAL) LI LING TAO, Trustee

(SEAL)

(SEAL)

(SEAL)

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 LI LING TAO 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(they) 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 December 30, 2022.

Notary Public

22550439374LP
LTM 1012

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 3N AND P-3 IN THE 828 W. 31ST STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN MAY HUBBARD'S RESUBDIVISION OF LOTS 18 TO 36 INCLUSIVE AND OF LOTS 70 TO 73 INCLUSIVE IN BLOCK 4 OF HUBBARD'S SUBDIVISION OF COMMISSIONERS DIVISION OF LOT 14 IN BLOCK 24 IN CANAL TRUSTEE'S SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714515032 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-29-426-121-1008 & 17-29-426-121-1011

Address of Real Estate: 828 W. 31st Street, Unit 3N & PS-3, Chicago, Illinois 60608

REAL ESTATE TRANSFER TAX 05-Jan-2023



CHICAGO:	1,987.50
CTA:	795.00
TOTAL:	2,782.50 *

17-29-426-121-1008 | 20221201621871 | 0-996-877-136

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

REAL ESTATE TRANSFER TAX 05-Jan-2023



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

17-29-426-121-1008 | 20221201621871 | 0-827-532-112

<p>* This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>ROBERT HERNANDEZ 828 W. 31st Street, Unit 3N Chicago, Illinois 60608</p>	<p>Recorder-mail recorded document to:</p> <p>Sherwood Law Group LLC 218 N. Jefferson St., Ste. 401 Chicago, Illinois 60661</p>
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