

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Sun J. Yee and Yok O. Yee  
8437 Kimball  
Skokie, IL 60076



Doc# 2308222011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2023 09:24 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTORS Sun J. Yee and Yok O. Yee, a married couple, of 8437 Kimball, Skokie, IL 60076 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to MAY HUANG ; and Terry Yinon Tsang, HUSBAND AND WIFE, as joint tenants, of 6216 N. Kedvale, Chicago, IL 60646, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17282120341002

Property Address: 335 West 23rd Street Unit B, Chicago, IL 60616

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**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.

Dated this 2 day of February, 2023.

\_\_\_\_\_  
Sun J. Yee

\_\_\_\_\_  
Yok O. Yee

23 CSC 433 013 LP Chicago Title

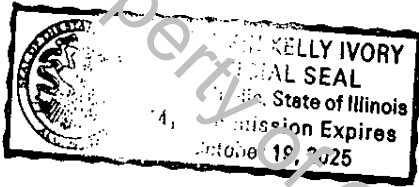
1 ac RSL

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sun J. Yee and Yok O. Yee personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 2 day of February, 2023.



*Benjamin Kelly Ivory*  
Notary Public



THIS INSTRUMENT PREPARED BY

Benjamin Kelly Ivory, LLC  
77 West Washington Street, Suite 1405  
Chicago, IL 60602

MAIL TO:

*MAY HUANG* and Terry Tsang  
335 West 23rd Street Unit B  
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:

*MAY HUANG* and Terry Tsang  
335 West 23rd Street Unit B  
Chicago, IL 60616

REAL ESTATE TRANSFER TAX  
17-Mar-2023  
CHICAGO: 2,062.50  
CTA: 825.00  
TOTAL: 2,887.50  
17-28-212-034-1002 | 20230301672080 | 1-837-926-608  
Total does not include any applicable penalty or interest due.



REAL ESTATE TRANSFER TAX  
17-Mar-2023  
COUNTY: 137.50  
ILLINOIS: 275.00  
TOTAL: 412.50  
17-28-212-034-1002 | 20230301672080 | 0-230-191-312



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NO. 335-B IN ORIENTAL TERRACES CONDOMINIUM NO. 335 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 IN ALLEN C.L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON 12/13/1985 AS DOCUMENT 85323473; TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PART WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BY-LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREA (AS DEFINED IN THE AFORESAID DECLARATION)

Property of Cook County Clerk's Office