



## ADMINISTRATOR'S DEED

Doc# 2308234031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2023 01:13 PM PG: 1 OF 2

ILLINOIS

*Above Space for Recorder's Use Only*

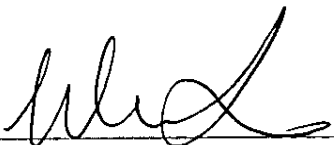
THIS DEED between THE GRANTOR(s), LU WANG, as Independent Administrator of the ESTATE OF SHU FEN CHEN, DECEASED and THE GRANTEE, VINCE CHAN ; WHEREAS, Grantor was duly appointed Independent Administrator of the Estate of SHU FEN CHEN, Deceased, who resided in the City of Crown Point, Indiana, and who died intestate on 06/07/2021. Thereafter, proceedings were instituted in the Circuit Court of Cook County, Illinois, in Case Number 2022 P 004151, to probate the estate of said DECEASED and on 10/25/2022 LU WANG, GRANTOR was duly qualified as the Administrator of said estate, and Letters are now in full force and effect. NOW, THEREFORE, this DEED witnesseth, that Grantor, in exercise of the powers granted to said Administrator, and in consideration of the sum of \$10.00 DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does GRANT, SELL and CONVEY to VINCE CHAN, of ILLINOIS, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-21-414-011-1138; 17-21-414-011-1190

Address(es) of Real Estate: 1935 S Archer Ave, Unit 320, Chicago, IL 60616



The date of this deed of conveyance is 2-27-2023

  
 \_\_\_\_\_  
 LU WANG

As Administrator as aforesaid

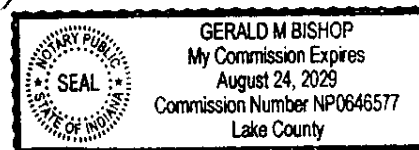
State of <sup>INDIANA</sup> ~~Illinois~~, County of <sup>LAKE</sup> ~~Cook~~, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LU WANG, Administrator of the Estate of SHU FEN CHEN, Deceased, personally known to me to be the same person whose name 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 Administrator of the Estate of SHU FEN CHEN, Deceased, for the uses and purposes therein set forth.


Given under my hand and official seal 2/27/2023

REAL ESTATE TRANSFER TAX		23-Mar-2023
	COUNTY:	72.50
	ILLINOIS:	145.00
	TOTAL:	217.50
17-21-414-011-1138   20230301677002   0-950-282-448		



Notary Public



REAL ESTATE TRANSFER TAX		23-Mar-2023
	CHICAGO:	1,087.50
	CTA:	435.00
	TOTAL:	1,522.50 *
17-21-414-011-1138   20230301677002   1-399-728-336		

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

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 1935 S Archer Ave, Unit 320  
Chicago, IL 60616

Legal Description:

UNIT NUMBERS 320 AND G-59, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by:  
Robert Ruzich  
Law Office of Robert D. Ruzich  
4001 W. 95th Street, Suite 200  
Oak Lawn, IL 60453

Send subsequent tax bills to:  
Vince Chan  
1935 S. Archer Ave, Unit 320  
Chicago, IL 60616

Mail recorded document to:  
The Law Offices of James Nicodemus  
2700 Patriot Blvd, #250  
Glenview, IL 60026