

UNOFFICIAL COPY



Doc# 2308834020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2023 11:47 AM PG: 1 OF 5

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

WARRANTY DEED

Joint Tenant

TQ009792 1/2

THIS INDENTURE WITNESSETH, that the Grantor(s), Wayland Ni, a married man, Ching-Ying Yen, a single woman and Elaine Ni, a single woman, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Ashley Plant and Jeremy Fox, ~~of wife and husband of Chicago, Illinois~~, not as Tenants in Common ~~but~~ as Joint Tenants, the following described real estate, to-wit:

~~1~~ but AS Tenants by the Entirety

PARCEL 1: UNIT 2210 N. MAGNOLIA TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE MAGNOLIA-WEBSTER PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92347642, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR GARAGE PURPOSES IN AND TO GARAGE SPACE "A", A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AN SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-32-112-058-1003

Address of Real Estate: 2210 N Magnolia Ave, Chicago, IL 60614

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) homeowners or condominium association declaration, c) zoning laws and ordinances; d) covenants, conditions, restrictions of record and easements for the use of public utilities; e) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

5

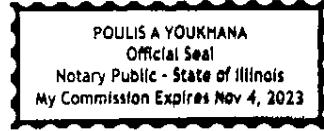
UNOFFICIAL COPY

Dated this 27th Day of March, 2023

Elaine Ni
Elaine Ni

STATE OF ILLINOIS)

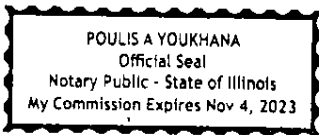
COUNTY OF COOK ss.




I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Elaine Ni, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 27th day of March, 2023.



Poulis A Youkhana
Notary Public



REAL ESTATE TRANSFER TAX		29-Mar-2023
	CHICAGO:	7,110.00
	CTA:	2,844.00
	TOTAL:	9,954.00 *

14-32-112-058-1003 | 20230301683029 | 1-730-222-288

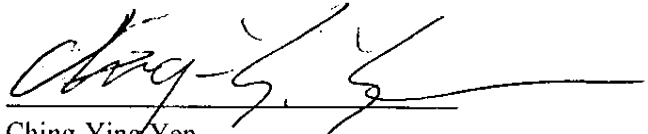
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Mar-2023
	COUNTY:	474.00
	ILLINOIS:	948.00
	TOTAL:	1,422.00

14-32-112-058-1003 | 20230301683029 | 1-991-370-960

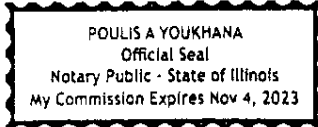
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Dated this 27th Day of March, 2023


Ching-Ying Yen

STATE OF ILLINOIS)

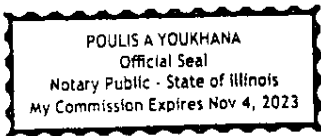
COUNTY OF Cook) ss.



I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Ching-Ying Yen, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 27th day of March, 2023.


Notary Public



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The undersigned, Carolyn Anne McMahon, is executing this document solely for the purpose of releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois as it relates to the property located at 2210 N Magnolia Ave, Chicago, Illinois 60614.



Carolyn Anne McMahon

STATE OF ILLINOIS)
)
COUNTY OF COOK)

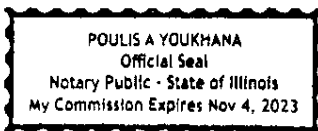
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carolyn Anne McMahon, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 27th day of March, 2023



Notary Public

My Commission expires: November 4, 2023

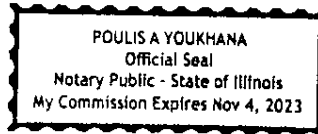


Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 27th Day of March, 2023

Wayland Ni
Wayland Ni

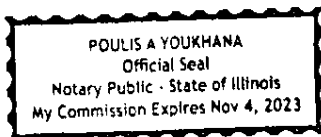


STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Wayland Ni, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 27th day of March, 2023.



[Signature]
Notary Public

This Instrument was prepared by:

The Law Offices of Paul A Youkhana LLC
4819 Main Street, Suite D
Skokie IL 60077

Future Tax Bills to:
Ashley Plant & Jeremy Fox
2210 N. Magnolia Ave
Chicago IL 60614

After recording return document to:
Ashley Plant and Jeremy Fox
2210 N. Magnolia Ave.
Chicago IL 60614