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Doc#: 2311625052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2023 03:15 PM Pg: 1 of 3

**ILLINOIS STATUTORY
WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL**

Dec ID 20230401699497
ST/CO Stamp 0-774-266-064 ST Tax \$81.00 CO Tax \$40.50

THE GRANTOR(S)

YE TIAN,
A SINGLE PERSON,
OF THE CITY OF HANGZHOU,
ZHEJIANG PROVINCE, CHINA,
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S) TO

JENNIFER PETERSON PERSON OF 34863 N CENTRAL AVE, IN
THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF COOK,
TO-WIT:

UNIT 308 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 11, 12,
13, 14, AND 15 IN ALBERT F. KEENEY'S SUBDIVISION OF PART OF THE SOUTH 191
FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION
OF CONDOMINIUM MADE BY MAYWOOD PROVISOR STATE BANK, AS TRUSTEE
UNDER TRUST AGREEMENT DATED APRIL 24, 1979 AND KNOWN AS TRUST
NUMBER 5052, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF
COOK COUNTY, ILLINOIS AS DOCUMENT NO. 3125423 TOGETHER WITH AN
UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID
PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF
AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN
COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE
TIME OF CLOSING, PROVISIONS, COVENANTS AND CONDITIONS OF THE
DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS
AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY
EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF
CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS OR
AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS
AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS
ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM,
COVENANTS, CONDITIONS AND RESTRICTIONS.

PERMANENT TAX IDENTIFICATION NO: 12-36-324-041-1015

PROPERTY ADDRESS: 7830 W NORTH AVE., UNIT 308, ELMWOOD PARK, IL 60707

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DATED THIS X 11th DAY OF APRIL 2023

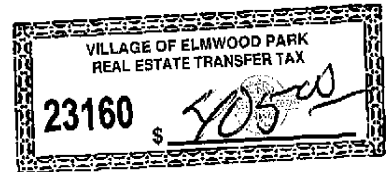
X 田野
YE TIAN

STATE OF ILLINOIS)
)SS
COUNTY OF Cook)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, **DO HEREBY CERTIFY** THAT YE TIAN, A SINGLE PERSON, 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 THIS SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11th DAY OF APRIL, 2023

Fei Yan Guo
NOTARY PUBLIC



**AFFIX TRANSFER STAMPS ABOVE
OR**

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH _____, SECTION 4 OF SAID ACT.

DATE: _____

THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN

P.O. BOX 1183, WHEELING, ILLINOIS 60090

RETURN TO: _____

GRANTEE'S ADDRESS
SEND SUBSEQUENT TAX BILLS TO

Jennifer Peterson
7830 W. North Ave # 306
Elmwood Park IL 60070

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EXHIBIT A

Order No.: SC23004626

For APN/Parcel ID(s): 12-36-324-041-1015

For Tax Map ID(s): 12-36-324-041-1015

UNIT 308 AS DEFINED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOTS 11, 12, 13, 14, AND 15 IN ALBERT F. KEENEY'S SUBDIVISION OF PART OF THE SOUTH 191 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY MAYWOOD PROVISIO STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 24, 1979 AND KNOWN AS TRUST NUMBER 5052, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 3125423 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office