

UNOFFICIAL COPY

WARRANTY DEED

PLEASE RETURN TO:

Christopher Lufrano, Esq.
818 Harrison Street
Suite 210
Oak Park, Illinois 60304

SEND SUBSEQUENT TAX BILL TO:

Raymell Robinson
430 W 96th Street
Chicago, Illinois 60628

INSTRUMENT PREPARED BY:

Olivia Cheng
828 W. 31st St., Ste. C4
Chicago, Illinois 60608

THE GRANTOR,

WU'S PROPERTY LLC, an Illinois limited liability company, in consideration of Ten and 00/100 dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, **RAYMELL ROBINSON**, an unmarried man of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE WEST 33 FEET OF THE EAST 100 FEET OF THE WEST 200 FEET OF THE SOUTH 1/2 OF BLOCK 2 IN O'DELLS ADDITION TO EUCLID PARK, BEING SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 430 West 96th Street, Chicago, Illinois 60628

PIN: 25-09-107-014-0000

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) applicable ordinances of the local municipality; (f) special taxes or assessments not yet levied; (g) acts done by or suffered through buyer.

Grantors hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

***This is not a homestead property as to Grantor.



Doc# 2313113008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/11/2023 09:38 AM PG: 1 OF 2

Chicago Title

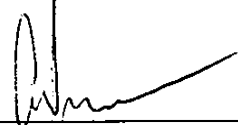
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23 GSA 579 197LP

RJL

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these present this 25 day of April 2023.

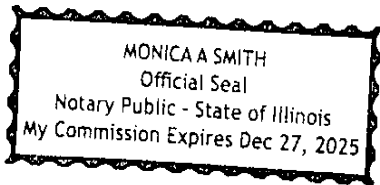
X 

Wu's Property LLC
By: Cui Yun Wu
Its: Managing Member

STATE OF IL
COUNTY OF McHenry SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cui Yun Wu of Wu's Property LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the paid instrument, as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal this 25 day of April 2023.





NOTARY PUBLIC

REAL ESTATE TRANSFER TAX

08-May-2023



COUNTY: 148.00
ILLINOIS: 296.00
TOTAL: 444.00

25-09-107-014-0000

| 20230501613745 | 0-474-800-848

REAL ESTATE TRANSFER TAX

08-May-2023



CHICAGO: 2,220.00
CTA: 888.00
TOTAL: 3,108.00 *

25-09-107-014-0000

| 20230501613745 | 1-093-591-760

Total does not include any applicable penalty or interest due.