

File #: AP2302559

1 OF 2

WARRANTY DEED  
ILLINOIS STATUTORY

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Doc# 2313945086 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2023 11:55 AM PG: 1 OF 2

THE GRANTORS Sze Ming Kwong and Wing Y. Chau, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Zhihao Zhang**, a single person, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 315 AND G-104, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


THAT PART OF LOTS 2 AND 3 AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF 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 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 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.

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyers; all special governmental taxes or assessments confirmed or unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of closing hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Permanent Real Estate Index Number(s): 17-21-414-011-1235 and 17-21-414-011-1133.

Address(es) of Real Estate: **1935 South Archer Avenue, Unit 315 and G-104, Chicago, IL 60616**

REAL ESTATE TRANSFER TAX	18-May-2023
 CHICAGO:	2,325.00
CTA:	930.00
<b>TOTAL:</b>	<b>3,255.00 *</b>

17-21-414-011-1133 | 20230501619421 | 0-043-616-976

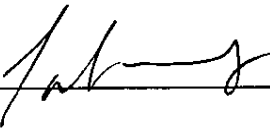
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	18-May-2023
 	COUNTY: 155.00
	ILLINOIS: 310.00
	<b>TOTAL: 465.00</b>

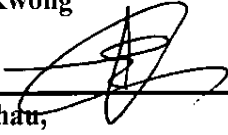
17-21-414-011-1133 | 20230501619421 | 1-583-385-296

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Dated this 15<sup>th</sup> day of May 2023.

  
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Sze Ming Kwong

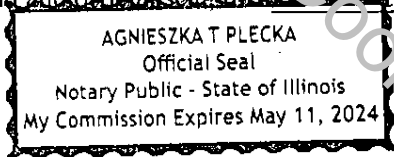
  
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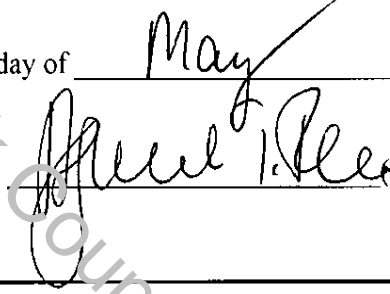
Wing Y. Chau,

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sze Ming Kwong and Wing Y. Chau, 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 they signed, sealed and delivered the said 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 official seal, this 15<sup>th</sup> day of May, 2023



  
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(Notary Public)

**Prepared By:** Agnieszka T. Plecka  
Jaffe & Berlin, LLC  
111 W. Washington St., Suite 900  
Chicago, IL 60602

**Mail To:**

~~Jeff Wang~~  
~~Wang & Associates, P.C.~~  
~~1730 Park Street, Unit 206~~  
~~Naperville IL 60563~~

Zhihao Zhang  
1935 South Archer Ave  
Unit 315 and G-104  
Chicago, IL 60616

**Name & Address of Taxpayer:**

Zhihao Zhang  
1935 South Archer Avenue, Unit 315  
Chicago, IL 60616