

UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED ILLINOIS STATUTORY



2314545089

Doc# 2314545089 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2023 02:44 PM PG: 1 OF 2

THE GRANTOR(S), Jian W. Lin and Xing Chen, husband and wife, 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 Wendy Yan and Hank Yan, wife and husband, as Tenants by the entirety

(Grantee's Address)

of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 172 (EXCEPT THE NORTH 22 FEET THEREOF) AND (EXCEPT THE SOUTH 32 FEET THEREOF) IN FREDERICK H. BARTLETT'S 47TH STREET SUBDIVISION OF LOT "C" IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 19-03-418-012-0000

Address of Real Estate: 4620 S Karlov Ave, Chicago, IL 60632-4022

Dated this 11 day of May, 2023

Jian W. Lin

Xing Chen

REAL ESTATE TRANSFER TAX		24-May-2023
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
19-03-418-012-0000 20230501629413 0-977-480-400		

REAL ESTATE TRANSFER TAX		24-May-2023
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *
19-03-418-012-0000 20230501629413 1-834-822-352		
* Total does not include any applicable penalty or interest due.		

Chicago Title

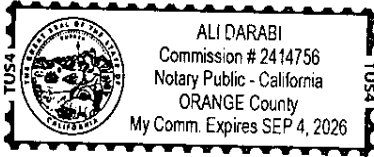
23GSC1181682P Rff 1062

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STATE OF CA COUNTY OF orange ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jian W. Lin** personally known to me to be the person whose name 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 11 day of May, 2023



Ali Darabi
(Notary Public)

STATE OF CA COUNTY OF orange ss.

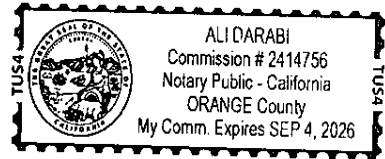
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Xing Chen** personally known to me to be the person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the 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 11 day of May, 2023

Ali Darabi
(Notary Public)

Prepared By:

Isabel X. Li, 3653 S. Halsted St., Chicago, IL 60609



Mail To:

4620 S Karlov Ave
Chicago, IL 60632

Name and Address of Taxpayer:

Wendy Yau
4620 S Karlov Ave.
Chicago, IL 60632