

UNOFFICIAL COPY

Doc#. 2315145225 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/31/2023 02:22 PM Pg: 1 of 4

Dec ID 20230501631262
ST/CO Stamp 2-129-488-592 ST Tax \$255.00 CO Tax \$127.50
City Stamp 1-726-573-264 City Tax: \$2,677.50

RECORDING COVER PAGE

WARRANTY DEED

CH23008827

Fidelity National Title

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WARRANTY DEED

The Grantor/s, Maria Grullon, a single woman, and Jasmine Marie Grullon, a single woman, a Single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$10.00 in hand paid, convey(s) and Warranty Deed to Xinjian Peng and Yanxia Cao, * of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

* a married couple,
as tenants in its entirety

PARCEL 1:

UNIT 3 IN 2451 W. ARTHINGTON STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 27 AND THE EAST 0.05 FEET OF LOT 28 IN BLOCK 1 IN S.W. RAWSON'S SUBDIVISION OF S.W. RAWSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 5, 2004 AS DOCUMENT 0421839073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:


THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, ALL IN COOK COUNTY, ILLINOIS

Permanent Index No.: 16-13-420-051-1003

Property Address: 2451 W Arthington St #3 Chicago, 60612



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This conveyance is 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 are not due and payable at the time of Closing.

TO HAVE AND TO HOLD FOREVER. **THIS IS NOT HOMESTEAD PROPERTY.**

REAL ESTATE TRANSFER TAX	26-May-2023
 CHICAGO:	1,912.50
CTA:	765.00
TOTAL:	2,677.50 *

16-13-420-051-1003 | 20230501631262 | 1-726-573-264


Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	26-May-2023
 COUNTY:	127.50
 ILLINOIS:	255.00
TOTAL:	382.50

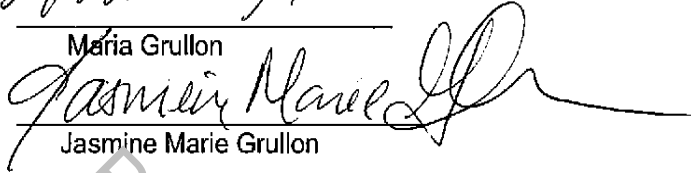
16-13-420-051-1003 | 20230501631262 | 2-129-488-592

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IN WITNESS WHEREOF, the grantor have caused his name to be signed to these presents
this 20 day of May 2023.



Maria Grullon



Jasmine Marie Grullon

Property of Cook County Clerk's Office

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STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Maria Grullon, a single woman, and Jasmine Marie Grullon, a single woman,** personally known to me to be the person whose name is 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.

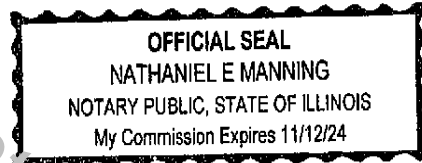
Given under my hand and official seal, this 26th day of may, 2023.


(Notary Public)

11/12/24
My Commission Expires

Prepared By:

Law Office of MK Gamble LLC
4848 N. Damen Ave., Chicago, IL 60625



GRANTEE'S ADDRESS &

MAIL TO:

Xinjian Peng and Yanxia Cao
~~2451 W Arthington St #3~~
~~Chicago, 60612~~

820 S. Ada St
Chicago IL 60607

MAIL TAX BILL TO:

Xinjian Peng and Yanxia Cao
~~2451 W Arthington St #3~~
~~Chicago, 60612~~

820 S Ada St
Chicago IL 60607