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**WARRANTY DEED
ILLINOIS STATUTORY**

410760696
1/1

GIT

Doc#: 2315628325 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 02:31 PM Pg: 1 of 4

Dec ID 20230501634040
ST/CO Stamp 1-157-208-784 ST Tax \$342.00 CO Tax \$171.00
City Stamp 1-992-530-640 City Tax: \$3,591.00

Property of Cook County Clerk's Office

THE GRANTOR, ALEXANDER LU, a(n) Married Person, of the City of Cupertino, State of California for and in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, CONVEYS and WARRANTS to MICHAEL L. BIANCO and ~~USAN R. BIANCO~~, a(n) married man Wheaton, IL, all interest in the following described Real Estate situated in the City of Chicago in the State of Illinois, to wit:

See Attached Legal Description in Exhibit A

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

SUBJECT TO: Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2022 2nd Installment and subsequent years.

Permanent Real Estate Index Number(s): 17-17-215-024-1125 & 17-17-215-024-1463


Address of Real Estate: 123 South Green Street, Unit 402B, Chicago, IL 60607

*This is NOT homestead property.

Dated this 27 day of May, 2023



alexander lu

ALEXANDER LU

REAL ESTATE TRANSFER TAX		01-Jun-2023
	CHICAGO:	2,565.00
	CTA:	1,026.00
	TOTAL:	3,591.00 *

17-17-215-024-1125 | 20230501634040 | 1-992-530-640

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

REAL ESTATE TRANSFER TAX		01-Jun-2023
	COUNTY:	171.00
	ILLINOIS:	342.00
	TOTAL:	513.00

17-17-215-024-1125 | 20230501634040 | 1-157-208-784

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STATE OF California, COUNTY OF Santa Clara ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALEXANDER LU, personally known to me to be the same entity whose name ALEXANDER LU, 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 _____ day of _____, _____.

See CA Loose Certificate
(Notary Public)

My Commission expires: _____

Prepared By:

Lamb Law, PC

4139 N Richmond St.
Chicago, IL 60618

After Recording, mail to:

Michael Bianco
2020 Windham Cir.
Wheaton, IL
60187

2 tax bills:

Name & Address of Taxpayer:

~~_____

_____~~

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On May 29th 2023

Date

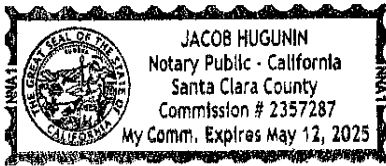
before me, Jacob Hugunin Notary Public

Here Insert Name and Title of the Officer

personally appeared Alexander Lu

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 5/29/23

Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY COMMONLY KNOWN AS:

Common Address: 123 South Green Street, Unit 402B, Chicago, IL 60607

Legal Description:

UNITS 402B AND P-189 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE EMERALD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0812116028, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office