

UNOFFICIAL COPY

1/1 23CD00019SK

CT

**WARRANTY DEED
ILLINOIS STATUTORY**

AFTER RECORDING MAIL TO:

Meiqin Zeng and Meijuan Zeng
2107 S Tan Ct., Unit C
Chicago, IL 60616

MAIL REAL ESTATE TAX BILL TO:

Meiqin Zeng and Meijuan Zeng
2107 S Tan Ct., Unit C
Chicago, IL 60616

Doc#: 2315713026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 11:23 AM Pg: 1 of 3

Dec ID 20230501625336
ST/CO Stamp 2-065-554-128 ST Tax \$410.00 CO Tax \$205.00
City Stamp 0-151-927-504 City Tax: \$4,305.00

THE GRANTORS: **Jenny S. Mui, a single person and Fung K. Mui, widowed and not since remarried, of 102 Arcadia Tr., Lake Zurich, IL 60047,** for and in consideration of \$10.00, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Meiqin Zeng, a married woman of the City of New York, State of New York, and Meijuan Zeng, a single women of the City of Chicago, State of Illinois,** to have and to hold, as **tenants in common** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-21-432-029-0000

Address of Real Estate: 2107 S Tan Ct., Unit C, Chicago, IL 60616

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

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23CO00019SK

For APN/Parcel ID(s): 17-21-432-029-0000

PARCEL 1:

LOT 27 IN SANTE FE GARDEN UNIT 2, BEING A RESUBDIVISION OF PART OF BLOCKS 25, 40 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOGETHER WITH THAT PART OF LOT 65 IN CHINA TOWN SQUARE SUBDIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSHORE COMMONS I MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 98669012, AS AMENDED.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 2107-2109 SOUTH TAN COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 09116854.

County of Cook Clerk's Office