

# UNOFFICIAL COPY

Doc#: 2315928110 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/08/2023 11:29 AM Pg: 1 of 3

Dec ID 20230501624456  
ST/CO Stamp 0-427-571-920 ST Tax \$170.00 CO Tax \$85.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR (NAME AND ADDRESS)

Chaofeng Liu  
3522 Wakefield  
West Lafayette, IN 47906

2315 7313  
Old Republic Title 2/2  
9601 Southwest Highway  
Oak Lawn, IL 60453

(The Above Space for Recorder's Use Only)

THE GRANTOR Chaofeng Liu, a married person, of 3522 Wakefield, West Lafayette, IN 47906 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Francis Abraham and Regeena Francis, husband and wife, of 4631 Laurel Avenue, Glenview, IL 60025, in fee simple forever, not as Tenants in Common but as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

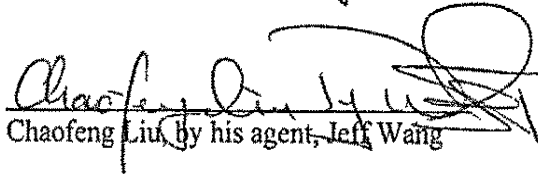
Permanent Index Number(s): 09-15-412-009-0000

Property Address: 8852 Robin Drive, #B, Des Plaines, IL 60016

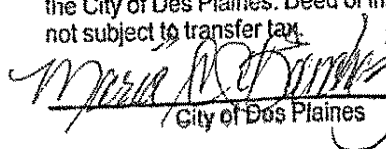
This is not homestead property as to the Grantor.

**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.

Dated this 15th day of May, 2023.

  
Chaofeng Liu by his agent, Jeff Wang

Property not located in the corporate limits of  
the City of Des Plaines. Deed or instrument  
not subject to transfer tax.

5-22-23  
  
City of Des Plaines

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STATE OF ILLINOIS            )  
   ) SS,  
 COUNTY OF DUPAGE         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeff Wang, Agent of Chaofeng Liu, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 15<sup>th</sup> day of May 2023.



\_\_\_\_\_  
 Notary Public

THIS INSTRUMENT PREPARED BY  
 Jeff Wang  
 Wang & Associates, P.C.  
 1730 Park Street, Suite 206  
 Naperville, IL 60563

MAIL TO:

Mullappallil Law Group  
 4323 West Irving Park Road  
 Suite 1B  
 Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS TO:

Francis Abraham  
 8852 Robin Drive, #B  
 Des Plaines, IL 60016

REAL ESTATE TRANSFER TAX		09-15-412-009-0000	
COUNTY:	85.00	20230501624456	0-427-571-920
ILLINOIS:	170.00		
TOTAL:	255.00		

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## EXHIBIT A LEGAL DESCRIPTION

**PARCEL 1:**

THE WEST 21.17 FEET OF THE EAST 135.00 FEET OF THE NORTH HALF OF LOT 4 IN DEMPSTER GARDEN HOMES SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED JUNE 9, 1960 AS DOCUMENT NO 17877299 AND CERTIFICATE OF CORRECTION RECORDED MARCH 9, 1961 AS DOCUMENT NO. 18104793 AND AS CREATED BY MORTGAGE RECORDED AUGUST 21, 1961 AS DOCUMENT NO. 18252563, IN COOK COUNTY, ILLINOIS.

County of Cook County Clerk's Office