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Doc# 2319312202 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 03:34 PM Pg: 1 of 2

Dec ID 20230601654947
ST/CO Stamp 0-608-075-472 ST Tax \$185.00 CO Tax \$92.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

Jeff Wang, Esq.
1730 Park St., Unit 206
Naperville, IL 60563

MAIL REAL ESTATE TAX BILL TO:

Yong Chen
192 Mary Court, Unit B
Bartlett, IL 60103

(Reserved for Recorders Use Only)

THE GRANTOR: Marianne E. Philips F/K/A Marianne E. Schwabe, a married woman, of 1155 Independence Drive, Bartlett, IL 60103, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Yong Chen, of 1880 Bonnie Lane, Unit 208, Hoffman Estates, IL 60169, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

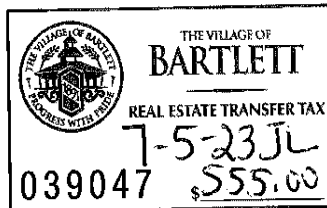
a single man
UNIT B IN BUILDING NUMBER 29 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARTLETT GREEN NUMBER 3 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21996373, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 192 Mary Court, Unit B, Bartlett, IL 60103
PIN: 06-35-310-007-1030

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.

This is Not Homestead Property



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DATED this 5th day of July, 2023.

Marianne E. Phillips
Marianne E. Phillips F/K/A
Marianne E. Schwabe

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Marianne E. Phillips F/K/A Marianne E. Schwabe**, 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 individually acknowledged that she signed and delivered the said instrument as her 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 5th day of July, 2023.

Jeanne M Balsamo
Notary Public

NAME AND ADDRESS OF PREPARER:

Andrew B. Fuller, Esq.
Buckley Fine, LLC
201 S. Grove Ave., 4th Floor
Barrington, IL 60010

