

# UNOFFICIAL COPY



\*23237570260\*

Record at:

**Karen A. Yarbrough**

Cook County Clerk  
Recording Division  
118 N. Clark Street, Room 120  
Chicago, Illinois 60602  
Phone: (312) 603-5050

Doc# 2323757026 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 02:50 PM PG: 1 OF 2

## WARRANTY DEED

Space Above for Recorder's Use

**Mail to:**

Emilio Madaio and Giselle Romero  
161 W. Harrison St. # 705  
Chicago, IL 60605

**Name & Address of Taxpayer:**

Emilio Madaio and Giselle Romero  
161 W. Harrison St. # 705  
Chicago, IL 60605

The GRANTORS, Hua Gang Wang and Xiu Lan Hu (a/k/a Xiulan Hu),

of the City/Village of Chicago, County of Cook, State of Illinois,

for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,

CONVEY and WARRANT to the GRANTEES, Emilio Madaio and Giselle Romero

of 161 W. Harrison St., City/Village of Chicago, County of Cook, State of Illinois.

in the form of ownership not tenants in common, but joint tenants with right of survivorship.

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**UNIT P-532T IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:**

**THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED OR MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Permanent Index Number(s) (P.I.N.): 17-16-238-028-<sup>1909</sup>~~1290~~

Common Address of Real Estate: **235 W. Van Buren St., P-532T, Chicago, IL 60607**

**REAL ESTATE TRANSFER TAX**

25-Aug-2023



CHICAGO:	202.50
CTA:	81.00
TOTAL:	283.50 *

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

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Which warranty is subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; *and*

Grantors hereby affirmatively aver that the Real Estate is not homestead property as to any of the Grantors pursuant to the Homestead Exemption Laws of the State of Illinois.

Dated this 23 day of August, 2023.

**Signature(s) of Grantor(s):**

<u></u>	<u>HU XIULAN</u>
(Signature)	
<u>Hua Gang Wang</u>	<u>Xiu Lan Hu</u>
(Printed Name)	

STATE OF Illinois }

COUNTY OF Cook }

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Hua Gang Wang & Xiu Lan Hu (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

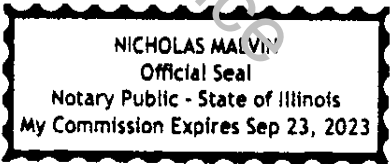
Given under my hand and notarized seal, this 23<sup>rd</sup> day of August, 2023



My commission expires 9/23/2023

  
Notary Public

**Name & Address of Preparer:**

Roger Galer  
The Galer Firm, P.C.  
707 Skokie Blvd., Suite 600  
Northbrook, IL 60062



<b>REAL ESTATE TRANSFER TAX</b>		25-Aug-2023
	COUNTY:	13.50
	ILLINOIS:	27.00
	TOTAL:	40.50
17-16-238-028-1909	20230801608854	0-463-410-640