

# UNOFFICIAL COPY

Doc#: 2324313565 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2023 04:01 PM Pg: 1 of 5

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230801698909  
ST/CO Stamp 1-900-107-216 ST Tax \$129.00 CO Tax \$64.50

### THE GRANTORS (NAME AND ADDRESS)

Yan Xiao and Yuefa Xiao  
10901 Fawn Trail Drive  
Orland Park, IL 60467

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

2315 9365 1/2

(The Above Space for Recorder's Use Only)

THE GRANTORS Yan Xiao, a married person and Yuefa Xiao, a single person, of 10901 Fawn Trail Drive, Orland Park, IL 60467 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to 17204 71st LLC, an Illinois Limited Liability Company, in fee simple forever, 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): 28-30-303-022-1011

Property Address: 17204 71st Avenue, Unit 11, Tinley Park, IL 60477

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 \_\_\_\_ day of \_\_\_\_, 2023.

Dated this 22 day of July, 2023.

\_\_\_\_\_  
Yan Xiao

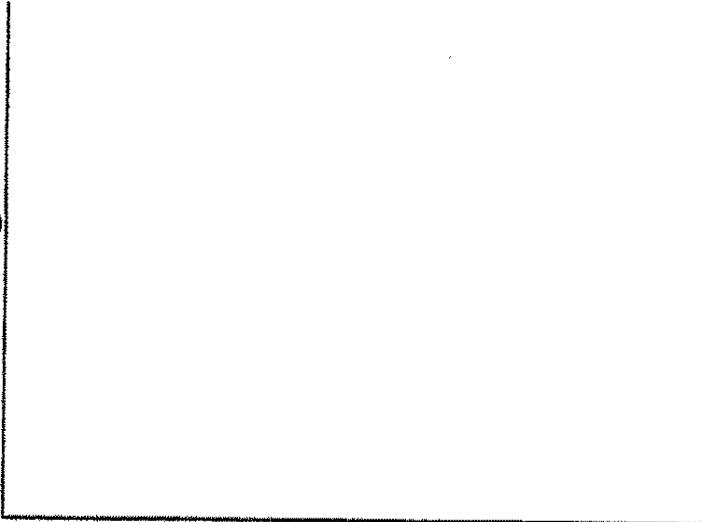
Yuefa Xiao  
Yuefa Xiao

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## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Yan Xiao and Yuefa Xiao  
10901 Fawn Trail Drive  
Orland Park, IL 60467



(The Above Space for Recorder's Use Only)

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**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 31 day of July, 2023.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Yan Xiao

\_\_\_\_\_  
Yuefa Xiao

# UNOFFICIAL COPY

STATE OF )  
 ) SS,  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yan Xiao 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 she signed, sealed and delivered in the 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 notarial seal, this \_\_\_\_ day of \_\_\_\_, 2023.

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

STATE OF *New York* )  
 ) SS,  
COUNTY OF *Queens* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yuefa Xiao personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 <sup>22<sup>nd</sup></sup>~~23<sup>rd</sup>~~ day of *July*, 2023.

*[Signature]*  
\_\_\_\_\_  
Notary Public

AMY CHUYIN CHEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CH6401265  
Qualified in Queens County  
Commission Expires December 9, 2023

# UNOFFICIAL COPY

STATE OF Illinois )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yan Xiao 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 she signed, sealed and delivered in the 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 notarial seal, this 31st day of July, 2023.



Dorian B Cannon  
Notary Public

STATE OF )  
 ) SS,  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Yuefa Xiao personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 \_\_\_\_ day of \_\_\_\_, 2023.

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

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**THIS INSTRUMENT PREPARED BY**

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

**MAIL TO:**

Matariyah Law PC  
 15 Salt Creek Lane  
 Suite 201  
 Hinsdale, IL 60521

**SEND SUBSEQUENT TAX BILLS TO:**

17204 71st LLC  
 11136 South Helena Drive  
 Palos Hills, IL 60465



## EXHIBIT A LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWN AND COUNTRY VILLAS CONDOMINIUM N. 4 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24099057, AS AMENDED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 21041966 AND AS CREATED BY DEED RECORDED AS DOCUMENT NO. 24196447 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		25-AUG-2023	
		COUNTY:	64.50
		ILLINOIS:	129.00
		TOTAL:	193.50
28-30-303-022-1011		20230801698909   1-900-107-216	