

UNOFFICIAL COPY



Doc# 2328946053 Fee \$88.00

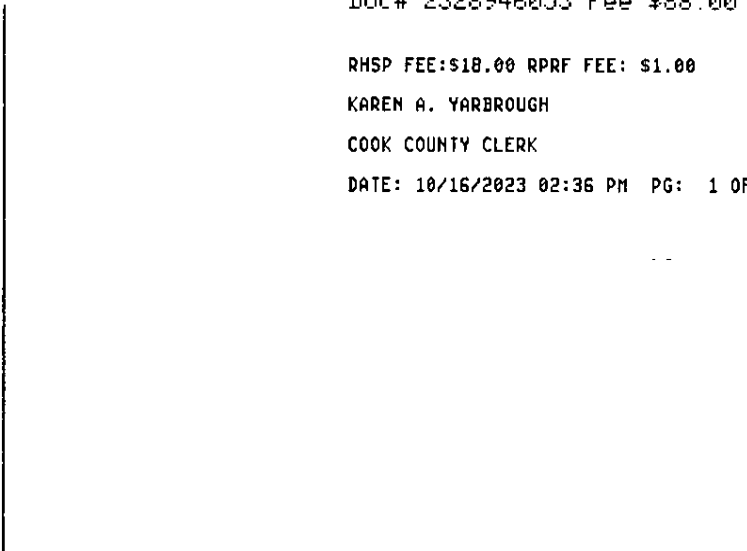
RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/16/2023 02:36 PM PG: 1 OF 2

WARRANTY DEED ILLINOIS STATUTORY



(The Above Space for Recorder's Use Only)

THE GRANTORS Alan Mancheong Kwok formally known as Man Cheong Kwok and Esther Kitching Kwok formally known as Kit Ching Kwok, husband and wife of the City of Chicago, County of Cook, State of Illinois, 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 Rizhong Tan and Ling Yee Silvia Yau, husband and wife as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 32 IN BLOCK 3 IN HAMBURG, BEING SAMUEL GEHR'S SUBDIVISION OF BLOCKS 23 AND 24 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-33-301-039-0000

Property Address: 3536 S. Union Avenue, Chicago, IL 60609

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

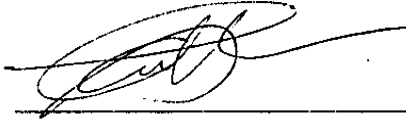
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 4th day of October, 2023.

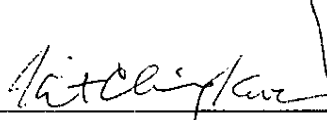
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Chicago Title 236SA716248LP 102 SJ

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Alan Mancheong Kwok



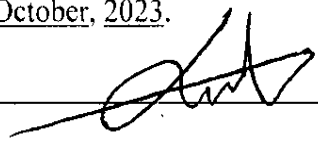
Esther Kitching Kwok

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alan Mancheong Kwok formally known as Man Cheong Kwok and Esther Kitching Kwok formally known as Kit Ching Kwok, personally known to me to be the same persons whose names are 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 4th day of October, 2023.



Notary Public 


THIS INSTRUMENT PREPARED BY
Saichang Xu
Law Offices of Saichang Xu
2811 S Archer Ave, Unit 1
Chicago, IL 60608

MAIL TO:



Law Offices of Olivia Cheng
828 W 31ST
Chicago, IL 60608

SEND SUBSEQUENT TAX BILLS TO:

Rizhong Tan and Ling Yee Silvia Yau
3536 S. Union Avenue
Chicago, IL 60609

REAL ESTATE TRANSFER TAX	12-Oct-2023
 CHICAGO:	3,637.50
CTA:	1,455.00
TOTAL:	5,092.50

17-33-301-039-0000 | 20231001644354 | 1-379-568-592
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	12-Oct-2023
  COUNTY:	242.50
ILLINOIS:	485.00
TOTAL:	727.50

17-33-301-039-0000 | 20231001644354 | 1-087-343-568