

# UNOFFICIAL COPY

FIRST AMERICAN TITLE  
FILE # AF1038173

WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 2329028010 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/17/2023 09:35 AM Pg: 1 of 3

Dec ID 20231001640835  
ST/CO Stamp 0-278-842-320 ST Tax \$419.00 CO Tax \$209.50

FIRST AMERICAN TITLE  
FILE # AF1037460

THE GRANTOR(S), Joshua Bender, as Successor Trustee under the provisions of the Eddie L. Bender Living Trust dated September 14, 2001, of the Village of Schaumburg, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to GRANTEE(S) Peng Ja Chin,

(GRANTEE'S ADDRESS) 242 Covington Court, Naperville, Illinois 60565  
of the County of Will, all interest in the following described Real Estate situated in the County of Cook the State of Illinois, to wit:


*See Exhibit "A" attached hereto and made a part hereof*

**SUBJECT TO:** General real estate taxes not due and payable at time of closing; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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

Permanent Real Estate Index Number(s): 07-27-113-031-0000  
Address(es) of Real Estate: 529 Cherry Hill Court, Schaumburg, Illinois 60193

Dated this 3 day of October, 2023



(SEAL)

(SEAL)

Joshua Bender, as Successor Trustee of the Eddie L. Bender Living Trust dated September 14, 2001

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Joshua Bender personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 3 day of October, 2023



(Notary Public)

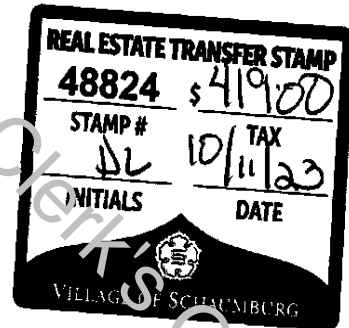
**Prepared By:** Dennis M. Nolan, Esq.  
221 West Railroad Avenue  
Bartlett, Illinois 60103

**Mail To:**

Jonathan Y. Kim, Esq.  
5005 Newport Drive, Suite 404  
Rolling Meadows, Illinois 60008

**Name & Address of Taxpayer:**

Pong Ja Chin  
529 Cherry Hill Court,  
Schaumburg, Illinois 60193



Office of Cook County Clerk's Office

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## Exhibit "A" – Legal Description

PARCEL I: LOT 504-B IN CHERRY HILL, BEING A SUBDIVISION IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1997, AS DOCUMENT 97246465, IN COOK COUNTY, ILLINOIS.

PARCEL II: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS DATED SEPTEMBER 13, 1996 AND RECORDED FEBRUARY 4, 1997 AS DOCUMENT 97081382.

Property of Cook County Clerk's Office

For information purposes only:  
Property Address: 529 Cherry Hill Court, Schaumburg, Illinois 60193  
PIN: 07-27-113-031-0000