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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2331841133 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 11:43 AM Pg: 1 of 4

Dec ID 20231101666380
ST/CO Stamp 0-108-468-176 ST Tax \$368.00 CO Tax \$184.00
City Stamp 1-099-061-200 City Tax: \$3,864.00

THE GRANTORS, Wen Yang and An Chi Yang, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to:

Wanting Yu, an UNMARRIED WOMAN

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



SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO:

Covenants, conditions and restrictions of record, General real estate taxes not yet due and payable

Permanent Real Estate Index Number: 16-36-425-064-0000

Address of Real Estate: 3803 S. Maplewood Ave., Unit C, Chicago, IL 60632

REAL ESTATE TRANSFER TAX		03-Nov-2023
	COUNTY:	184.00
	ILLINOIS:	368.00
	TOTAL:	552.00
16-36-425-064-0000 20231101666380 0-108-468-176		

REAL ESTATE TRANSFER TAX		07-Nov-2023
	CHICAGO:	2,760.00
	CTA:	1,104.00
	TOTAL:	3,864.00 *
16-36-425-064-0000 20231101666380 1-099-061-200		

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

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Dated this 17 day of 10 2023

Wen Yang

Wen Yang

An Chi Yang

An Chi Yang

STATE OF _____ COUNTY OF _____ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Wen Yang and An Chi Yang 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 the said 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 official seal, this _____ day of _____

Sar Attwood California (Notary Public)
Acknowledgment

Prepared By: Bradford Miller Law PC
10 S. LaSalle, Suite 2920
Chicago, IL 60603

After Recording Mail To:

wanting Yu
3803 S. Maplewood Ave Unit C
Chicago IL 60632

Name & Address of Taxpayer:

Wanting Yu
3803 S. Maplewood Ave Unit C
Chicago IL 60632

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

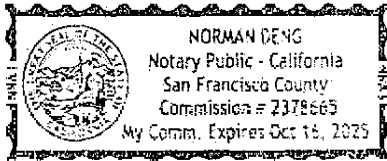
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Francisco

On 10/17/23 before me, Norman Deng, Notary
Date Here Insert Name and Title of the Officer

personally appeared An Chi Yang and Wen Yang
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Norman Deng
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty deed

Document Date: 10/17/23 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: An Chi Yang

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: Wen Yang

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC693435LP

For APN/Parcel ID(s): 16-36-425-064-0000

PARCEL 1:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE LINE BETWEEN LOTS 63 AND 64 IN THE ORIGINAL TOWN OF BRIGHTON IN SAID SOUTHEAST QUARTER AND THE SOUTH LINE OF 38TH STREET; THENCE DUE WEST ALONG SAID SOUTH LINE, 61.10 FEET; THENCE DUE SOUTH 113.44 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE SOUTHEAST LINE OF LOTS 8, 9 AND 10 IN AVENUE SUBDIVISION OF LOTS 59 AND 62 IN SAID ORIGINAL TOWN OF BRIGHTON;

THENCE SOUTH 52 DEGREES 9 MINUTES 31 SECONDS WEST, ALONG SAID EXTENSION AND SOUTHEAST LINE, 25.54 FEET; THENCE NORTH 37 DEGREES 48 MINUTES 6 SECONDS WEST 43.04 FEET TO A POINT OF BEGINNING ON THE NORTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE CONTINUING NORTH 37 DEGREES 48 MINUTES 6 SECONDS WEST 19.80 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 52 DEGREES 11 MINUTES 54 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, 34.04 FEET;

THENCE SOUTH 37 DEGREES 48 MINUTES 6 SECONDS EAST 19.80 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 52 DEGREES 11 MINUTES 54 SECONDS EAST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHEASTERLY EXTENSION THEREOF, 34.04 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS, AND CONTAINING 674 SQUARE FEET, MORE OR LESS, THEREIN.

PARCEL 2:

EASEMENTS APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 0323131088.