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Doc#: 2331833322 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 02:11 PM Pg: 1 of 3

Dec ID 20231001664146
ST/CO Stamp 1-573-140-432 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-499-398-608 City Tax: \$5,775.00

23009479 NC CA 1 of 1
WARRANTY DEED

The Grantor, Straus 843 LLC, a South Dakota limited liability company, of the City of Hot Springs, County of Fall River, State of South Dakota, for and in consideration of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Charles Song and Ping Xiao, of 614 S. Laflin Street, Chicago, Illinois, not in tenancy in common, but in joint tenancy with right of survivorship, the following Real Estate to wit:

For Legal Description see Exhibit "A" attached hereto and made a part hereof

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To Have and to Hold the above granted premises forever not in tenancy in common, but in joint tenancy.

Subject to: general real estate taxes not due and payable; covenants, conditions, and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 17-17-421-020-0000

Address of real estate: 843 S. Miller Street, Chicago, Illinois 60607

Dated this 8th day of Nov, 2023.

Straus 843 LLC, a South Dakota limited
Liability company

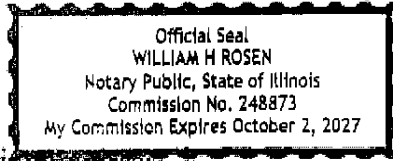
By: Albert Straus
Albert Straus, its Manager

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State of Illinois)
) SS
County of LAKE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Albert Straus, Manager of Straus 843 LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of November, 2023.



William H. Rosen

Notary Public

My Commission Expires: _____

This instrument was prepared by William H. Rosen, Esq., 33 N. Dearborn Street, Suite 2220, Chicago, Illinois 60602

Mail and
Return To:

Ms. Saichang Xu
Law offices of Saichang XU
2811 S. Archer Avenue
Unit 1
Chicago, Illinois 60608

Send Subsequent Tax Bills To:

Charles Song & Ping Xiao
614 S. Laflin Street
Unit C
Chicago, Illinois 60607

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Exhibit "A"

LOT 15 IN THE SUBDIVISION OF THE NORTHEAST QUARTER OF BLOCK 18 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office