

UNOFFICIAL COPY

Doc#: 2331928107 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 04:21 PM Pg: 1 of 3

Dec ID 20231101671938
ST/CO Stamp 1-162-835-920 ST Tax \$370.00 CO Tax \$185.00
City Stamp 1-259-468-752 City Tax: \$3,885.00

Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE CH23018278
FIDELITY NATIONAL TITLE 10F1

THE GRANTOR Yanyan Zhang, a married woman*, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Lei Wang and Jing Gao, husband and wife, of 3450 S Halsted St., Unit 507, Chicago, IL 60608, not as tenants in common, nor joint tenants, but in tenancy by the entireties, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*Property is not homestead as to Seller's husband

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 17-31-407-048-0000

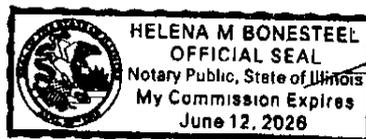
Address of Real Estate: 1621 West 35th Street, Unit E Chicago Illinois 60609

The date of this deed of conveyance is dated this 1 day of November, 2023.

Yanyan Zhang
Yanyan Zhang,

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Yanyan Zhang, 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 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 dated this 1st day of November, 2023.



Helena M Bonesteel

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 1621 West 35th Street, Unit E
Chicago, Illinois 60609

Legal Description:

THE SOUTH 18.0 FEET OF THE NORTH 95.52 FEET OF THE WEST 15 FEET OF LOT 45 AND ALL OF LOTS 46 AND 47 IN SUB BLOCK 1 OF T.M. JORDAN'S SUBDIVISION OF BLOCK 21 OF CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

| | | |
|---|---|--|
| <p>This instrument was prepared by: Helena Milman O'Keefe Revera & Berk 10 S LaSalle Street, Ste 2510 Chicago, IL 60603</p> | <p>Send subsequent tax bills to: Lei Wang and Jing Gao 1621 West 35th Street, Unit E Chicago Illinois 60609</p> | <p>Mail recorded document to: Lei Wang and Jing Gao 1621 West 35th Street, Unit E Chicago Illinois 60609</p> |
|---|---|--|

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

13-Nov-2023



| | |
|------------------|--------|
| COUNTY: | 185.00 |
| ILLINOIS: | 370.00 |
| TOTAL: | 555.00 |

17-31-407-048-0000

| 20231101671938 | 1-162-835-920

REAL ESTATE TRANSFER TAX

13-Nov-2023



| | |
|-----------------|------------|
| CHICAGO: | 2,775.00 |
| CTA: | 1,110.00 |
| TOTAL: | 3,885.00 * |

17-31-407-048-0000 | 20231101671938 | 1-259-468-752

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

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