

UNOFFICIAL COPY

Doc#. 2400406487 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 04:16 PM Pg: 1 of 4

Dec ID 20231201601519
ST/CO Stamp 1-024-337-968 ST Tax \$311.00 CO Tax \$155.50
City Stamp 1-071-196-208 City Tax: \$3,265.50

WARRANTY DEED

Return To: Alexandra Lee
27 N. 2252 S. Canal Street
Wacker #121 Suite 229
Chicago, IL ~~60616~~
60606

Tax Bill To & Grantees' Address:

Bailin Chen
Zhuoan Chen
4108 S. Campbell Avenue
Chicago, IL 60632

The Grantors, Enrique C. Torres, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, AND Sabrina Guillen f/l/a Sabrina Torres, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN -----and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to:

Bailin Chen, a married man, and Zhuoan Chen, an unmarried man, as Joint Tenants

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

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 4108 S. Campbell Avenue, Chicago, Illinois 60632

PIN: 19-01-213-083-0000

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.

FIDELITY NATIONAL TITLE
OC23020710

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

On this 29th day of Dec., 2023.

Enrique C. Torres
Enrique C. Torres

Sabrina Guillen f/k/a Sabrina Torres
Sabrina Guillen f/k/a Sabrina Torres

This Document Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 2626 83rd Street, Darien, IL 60561

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Enrique C. Torres and Sabrina Guillen f/k/a Sabrina Torres, 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 notary seal, this 29th day of Dec, 2023.

Margaret Calvello
Notary Public
My commission expires _____

(seal)



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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 4108 S Campbell Ave

Chicago Illinois 60632

Permanent Index Number(s): 19-01-213-083-0000

Legal Description:

LOT 2 IN BLOCK 3 IN HALL'S SUBDIVISION OF THE SOUTH 5 ACRES OF THE NORTH 28 ACRES OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

02-Jan-2024



COUNTY:	155.50
ILLINOIS:	311.00
TOTAL:	466.50

19-01-213-083-0000

| 20231201601519 | 1-024-337-968

REAL ESTATE TRANSFER TAX

02-Jan-2024



CHICAGO:	2,332.50
CTA:	933.00
TOTAL:	3,265.50 *

19-01-213-083-0000 | 20231201601519 | 1-071-196-208

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

Property of Cook County Clerk's Office