

UNOFFICIAL COPY

Doc#: 2403933171 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2024 02:55 PM Pg: 1 of 3

PREPARED BY: Marc Cervantes
Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:
Annelise Smith
2659 North Ashland Avenue, Unit
9, Chicago, IL 60614

BW24067492 1 of 1

Dec ID 20240101622790
ST/CO Stamp 1-393-974-320 ST Tax \$758.00 CO Tax \$379.00
City Stamp 0-982-105-136 City Tax: \$7,959.00

WARRANTY DEED

GRANTORS,

LEI ZHAO AND JIA JIA, a married couple, of the city of Chicago, county of Cook, state of Illinois, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE(s), ANNE^{*}LISE SMITH, an unmarried woman, individually, having the current address 208 W. Washington Street, Apt. 904, Chicago, Illinois 60606, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*J.

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years;

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

Permanent Index Number:



14-29-300-101-0000

Common Address of Real Property:

2659 North Ashland Avenue, Unit 9,
Chicago, IL 60614

REAL ESTATE TRANSFER TAX

05-Feb-2024


		COUNTY:	379.00
		ILLINOIS:	758.00
		TOTAL:	1,137.00

14-29-300-101-0000

| 20240101622790 | 1-393-974-320

REAL ESTATE TRANSFER TAX

08-Feb-2024

	CHICAGO:	5,685.00
	CTA:	2,274.00
	TOTAL:	7,959.00

14-29-300-101-0000 | 20240101622790 | 0-982-105-136

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

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Dated this 1st day of February, 2024.

Lei Zhao
LEI ZHAO

Jia Jia
JIA JIA

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LEI ZHAO AND JIA JIA**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed 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 1st day of February, 2024.

[Signature]
Notary Public
My Commission Expires 12/11/2024



MAIL SUBSEQUENT TAX BILLS TO:
Annelise Smith
2659 North Ashland Avenue, Unit 9,
Chicago, IL 60614

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BW24067892

Exhibit A

PARCEL 1: THE WEST 44.95 FEET OF THE EAST 48.75 FEET OF LOT 12 (EXCEPT THE SOUTH 2.56 FEET THEREOF) AND THE SOUTH 3.44 FEET OF THE WEST 44.95 FEET OF THE EAST 48.75 FEET OF LOT 11 AND (EXCEPT THAT PART LYING BETWEEN A GROUND ELEVATION OF 12.50 FEET CCD AND A CEILING ELEVATION OF 21.02 FEET CCD) THE NORTH 8.62 FEET OF THE SOUTH 12.06 FEET OF THE WEST 34.28 FEET OF THE EAST 38.08 FEET OF LOT 11, AND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE) IN MUELLER'S SUBDIVISION OF THE WEST 141.0 FEET OF LOT 8 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0323431071 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-29-300-101-0000

For Informational Purposes only: 2659 North Ashland Avenue, Unit 9, Chicago, IL 60614