

# UNOFFICIAL COPY

48226

Doc#: 2406707405 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/7/2024 12:00 AM Pg: 1 of 6

Dec ID 20240301645094  
ST/Co Stamp 1-331-104-304 ST Tax \$125.00 CO Tax \$62.50  
City Stamp 1-971-718-704 City Tax \$1,312.50

## WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Craig M. Cappel, a married man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jim Chao and Hong Chao, a married couple, , in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**  
Permanent Index Number(s): 17-32-203-047-1005

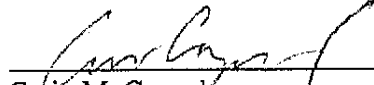
Property Address: 938 West 31st Place<sup>3/8</sup>, Chicago, IL 60608

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

\*This property is not homestead to the spouse of Craig M. Cappel

**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.

Dated this 19 day of Feb, 2024.

  
\_\_\_\_\_  
Craig M. Cappel

Grantee Address:  
752 Sigmund RD  
Naperville IL 60563

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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF *Cook* )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Craig M. Cappel 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 they signed, sealed and delivered in the 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 notarial seal, this 19 day of Feb, 2024.



*Jill Lemmon*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Thomas S. McLaughlin  
McLaughlin Law Group  
15812 S. Wolf Rd.  
Orland Park, IL 60467

Acuity Title  
5215 Old Orchard Rd.  
\*\*\*\*\*Suite 440\*\*\*\*\*  
\*\*Skokie, IL 60077\*\*

MAIL TO:

*Jim Chao & Hong Chao*  
*752 Sigmund Rd.*  
*Naperville, IL 60563*

SEND SUBSEQUENT TAX BILLS TO:

*Jim Chao & Hong Chao*  
*938 West 31st Place* *752 Sigmund Rd.*  
*Chicago, IL 60608* *Naperville, IL 60563*

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## EXHIBIT A LEGAL DESCRIPTION

Property of Cook County Clerk's Office

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File #: 48226

## Exhibit "A"

Property Address: 938 West 31st Place, Unit 3F, Chicago, IL 60608

County: Cook

Tax Parcel #: 17-32-203-047-1005

### PARCEL 1:

UNIT NUMBER 3F IN THE 938 WEST 31ST PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 31 IN BLOCK 1 IN SUBDIVISION OF LOTS 9 TO 15, INCLUSIVE IN EGANS SOUTH ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620139014 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0620139014.

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**REAL ESTATE TRANSFER TAX** 01-Mar-2024



CHICAGO	937.50
CFA:	375.00
<b>TOTAL:</b>	<b>1,312.50 *</b>

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

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**REAL ESTATE TRANSFER TAX**

01-Mar-2024



COUNTY:	62.50
ILLINOIS:	125.00
<b>TOTAL:</b>	<b>187.50</b>

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