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ILLINOIS STATUTORY WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

THE GRANTOR(S)

KAN-SHENG CHEN, A MARRIED MAN,

OF THE CITY OF NEWARK.

ALAMEDA COUNTY, STATE OF CALIFORNIA.

VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WAICH IS HEREBY

ACKNOWLEDGED, CONVEY(S) AND WARRANT(S)

FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND

ST/C

Doc#. 2411314573 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/22/2024 12:57 PM Pg: 1 of 4

Dec ID 20240401682235 ST/Co Stamp 2-124-190-000 ST Tax \$325.00 CO Tax \$162.50 City Stamp 0-039-620-912 City Tax \$3,412.50

MICHAEL F. ANDREWS AND INC NICA K. ANDREWS, HUSBAND AND WIFE, OF 115 OLD SUCCOTASH ROAD, CITY OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND, NOT AS TENANTS BY THE ENTIRETY OR AS TENANCY IN COMMON, BUT AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF COOK, TO-WIT:

PARCEL 1:

UNIT 6908-2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN FREST IN THE COMMON ELEMENTS IN LAKE COURT 1 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527618021, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHWIST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-16, I IMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS.

PERMANENT TAX IDENTIFICATION NO: 11-32-118-019-1011

PROPERTY ADDRESS: 6908 N LAKEWOOD AVE, UNIT 2W, CHICAGO IL 60626

THIS IS NOT A HOMESTEAD PROPERTY

FIDELITY NATIONAL TITLE SCAY004905

UNOFFICIAL COPY

DATED THIS 16 DAY OF APRIL 2024				
Yan Shiye hr				
KAN-SHENG CHEN				
STATE OF CALIFORNIA)				
COUNTY OF)				
I, I'ME UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT KAN-SHENG CHEN A MARRIED MAN, 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, SEALFE AND DELIVERED THIS SAID INSTRUMENT AT HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.				
0/4				
NOTARY PUBLIC				
AFFIX TRANSFER STAMPS ABOVE				
OR THE TRANSACTION IS EVENOT FROM THE PROVISIONS OF THE REAL				
THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH, SECTION 4 OF SAID ACT.				
DATE:				
THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN				
P.O. BOX 1183, WHEELING, ILLINOIS 60090				
RETURN TO: SEND SUBSEQUENT TAX BILLS TO Wichael & Moura Andrews 115 Succestash Rd South Kingstown Ri				
02879				

see attachment

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This certificate is attached to a 2 page document dealing with/entitled Individual to Individual Value 4-16-2024

California JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of _ , 2024, by <u>han Shend</u> proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. LISA MAYSOON NASER COMM.# 2400495 TARY PUBLIC - CALIFORNIA ALAMEDA COUNTY Comm. Expires April 12, 2028 Signature Printed 01-18 2411314573 Page: 4 of 4

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REAL ESTATE TRANSFER TAX

19-Apr-2024





COUNTY: 162.50 325.00 **ILLINOIS:** TOTAL: 487.50

11-32-118-019-1011

20240401682235 | 2-124-190-000

REAL ESTA	TE TRANSFER TAX	19-Apr-2024

2,437.50 CHICAGO: CTA: 975.00 TOTAL: 3,412.50 *

11-32-118-019-1011 | 20240401682235 | 0-039-620-912

any applic.

Cook County Clark's Office * Total does not include any applicable penalty or interest due.