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

ILLINOIS STATUTORY WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

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

THE GRANTOR(S)

KAN-SHENG CHEN,
A MARRIED MAN,
OF THE CITY OF NEWARK,
ALAMEDA COUNTY, STATE OF CALIFORNIA,
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S)

MICHAEL F. ANDREWS AND MONICA 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 INTEREST 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 NORTHWEST 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, LIMITED
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

SC24004905
1 of 3

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Illinois Statutory Warranty Deed

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

California JURAT

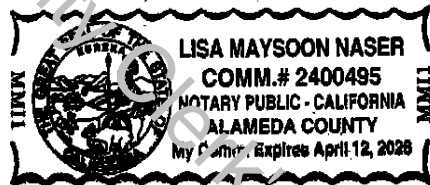
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

Subscribed and sworn to (or affirmed) before me on this 16th day of April, 2024, by Ken Sheng Chen

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature [Handwritten Signature] (Seal)

Printed 01-18

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REAL ESTATE TRANSFER TAX

19-Apr-2024



COUNTY:	162.50
ILLINOIS:	325.00
TOTAL:	487.50

11-32-118-019-1011

| 20240401682235 | 2-124-190-000

REAL ESTATE TRANSFER TAX

19-Apr-2024



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

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

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

Property of Cook County Clerk's Office