

# UNOFFICIAL COPY



\*2412911004\*

Doc# 2412911004 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/8/2024 9:37 AM  
PAGE: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

Mail To:

ZIERING & WEISS PC

1416 TECHNY RD.

NORTHBROOK, IL 60062

Name & Address of Taxpayer:

Daniel Martin and Yanfei Hu

716 Monroe Avenue

River Forest, Illinois 60305

Prepared by: Kirk Lungefeld, Hawbecker and Gerver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Steven C. Meyer and Susan M. Meyer, husband and wife, of 716 Monroe Avenue, River Forest, IL 60305, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Daniel Martin and Yanfei Hu, 1839 N. 77<sup>th</sup> Ct. Elmwood Park, IL 60707

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

~~Individually~~

~~as Tenants in Common~~

~~as Joint Tenants~~

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 1839 North 77th Court, Chicago, IL 60707, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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.

Permanent Real Estate Index Number: 15-12-201-021-0000

Address of Real Estate: 716 Monroe Avenue, River Forest, IL 60305

2024-PCT-728  
1 of 2

### REAL ESTATE TRANSFER TAX

08-May-2024



COUNTY: 350.00  
ILLINOIS: 700.00  
TOTAL: 1,050.00

15-12-201-021-0000

| 20240301646043 | 0-257-841-456

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Dated this 21 day of MARCH, 20 24.

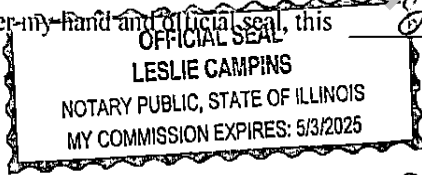
Steven C. Meyer  
Steven C. Meyer

Suann M. Meyer  
Suann M. Meyer

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Steven C. Meyer**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 21 day of March, 20 24.

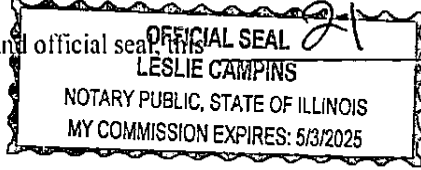


Leslie Campins (Notary Public)

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Suann M. Meyer**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 21 day of March, 20 24.



Leslie Campins (Notary Public)



**VILLAGE OF RIVER FOREST**  
Real Estate Transfer Tax

Date 3-28-2024 Amount Paid \$700.00

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## EXHIBIT "A"

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

THE NORTH HALF OF LOT 3 IN COUNTY CLERK'S DIVISION OF BLOCK 17 IN H.S. QUICKS SUBDIVISION OF THAT PART NORTH OF LAKE STREET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

