

UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

AND
↓

MAIL REAL ESTATE TAX BILL TO:

Peggy Kwan
501 W 24TH PL Unit 509
Chicago, IL 60616
^ GRANTEE'S ADDRESS

Doc#: 2415702210 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 1:08 PM Pg: 1 of 4

Dec ID 20240601620846

ST/Co Stamp 1-046-476-080 ST Tax \$265.00 CO Tax \$132.50

City Stamp 1-583-346-992 City Tax \$2,782.50

(Reserved for Recorders Use Only)

THE GRANTOR: Shirley Wang f/k/a Shirley Mack, Married to Michael Wang, of 501 W 24TH PL Unit 509, Chicago, IL 60616, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Peggy Kwan, a single woman, of City of Chicago, IL, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 501 W 24TH PL Unit 509, Chicago, IL 60616
PIN: 17-28-118-002-1057

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building use and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

FIDELITY NATIONAL TITLE SC24006135

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DATED this 30th day of May, 2024.

Shirley Wang
Shirley Wang f/k/a Shirley Mack

Michael Wang
Michael Wang (Signing Solely for the Purpose of Waiving Homestead)

STATE OF ILLINOIS
COUNTY OF COOK

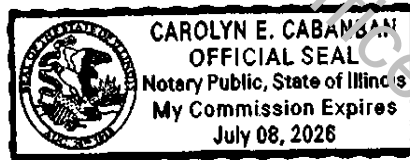
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Shirley Wang f/k/a Shirley Mack and Michael Wang**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that 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 30th day of May, 2024.

Carolyn E. Cabamban
Notary Public

NAME AND ADDRESS OF PREPARER:

Susan J. Kim
Attorney at Law
21660 W. Field Pkwy., Suite 118
Deer Park, IL 60010



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.EXHIBIT A

Order No.: SC24006135

For APN/Parcel ID(s): 17-28-118-002-1057

For Tax Map ID(s): 17-28-118-002-1057

UNIT NO. 509 IN THE APPLEVILLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF BLOCK 23, PART OF VACATED SOUTH NORMAL AVENUE, AND PARTS OF LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 18, IN SOUTH BRANCH ADDITION TO CHICAGO, ALL IN SECTION 28, 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 FEBRUARY 13, 1981 AS DOCUMENT 25772804, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AND AS AMENDED FROM TIME TO TIME

Proprietary Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

05-Jun-2024



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

17-28-118-002-1057

| 20240601620846 | 1-046-476-080

REAL ESTATE TRANSFER TAX

05-Jun-2024



CHICAGO:	1,987.50
CTA:	795.00
TOTAL:	2,782.50 *

17-28-118-002-1057

| 20240601620846

| 1-583-346-992

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

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