

# UNOFFICIAL COPY

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/27/2024 11:09 AM Pg: 1 of 3

Doc ID 20240601620895

ST/Co Stamp 1-497-869-616 ST Tax \$1,725.00 CO Tax \$862.50

City Stamp 1-523-330-352 City Tax \$18,112.50

PT24-99634

1/2

## WARRANTY DEED TENANCY BY THE ENTIRETY

THE GRANTORS **BRADLEY S. DEUTSCH** and **KARA E. STREPPA (NKA KARA E. DEUTSCH)**, Husband and wife, of Cook County, Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

**KAN FANG** and **CHARLOTTE JIN**,

whose address is: 931 W. College Parkway, Chicago, Illinois 60606

as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of State of Illinois. To have and to hold said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Subject to: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered by or through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association and bylaws, if any, general real estate taxes not yet due and payable.

PIN: 17-09-115-032

PROPERTY ADDRESS: 446 W. Superior Street, Chicago, Illinois 60654

DATED this 28 day of May, 2024

  
BRADLEY S. DEUTSCH

  
KARA E. STREPPA (NKA  
KARA E. DEUTSCH),

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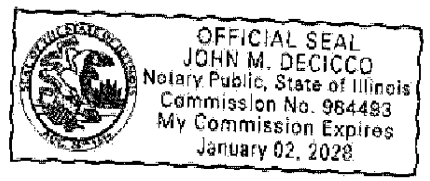
State of Illinois )  
 ) SS  
County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **BRADLEY S. DEUTSCH and KARA E. STREPPA (NKA KARA E. DEUTSCH)**, Husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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 2<sup>nd</sup> day of May, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

**This instrument was prepared by:**  
Sue E. Berman  
Attorney at Law  
3023 Greenwood Avenue  
Highland Park, Illinois 60035



**After Recording Mail To:**  
KAN FANG and CHARLOTTE JIN  
446 W. Superior Street  
Chicago, Illinois 60654

**Send Tax Bills To:**  
KAN FANG and CHARLOTTE JIN  
446 W. Superior Street  
Chicago, Illinois 60654

Property of Cook County Clerk's Office

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## EXHIBIT 'A' ADDENDUM

**Parcel 1:**

That part of Lots 1 to 28, both inclusive and the vacated East and West alley taken as a single tract of land (except the North 120.0 feet thereof) bounded and described as follows:

Commencing at the Southeast corner of said tract; thence North 90 degrees 00 minutes 00 seconds West, along the South line of said tract, a distance of 80.63 feet to the place of beginning (the South line of said tract also being the North line of W. Superior Street); thence continuing North 90 degrees 00 minutes 00 seconds West along the South line of said tract, a distance of 27.03 feet; thence North 00 degrees 00 minutes 00 seconds East, 56.49 feet; thence South 90 degrees 00 minutes 00 seconds East, 27.03 feet; thence South 00 degrees 00 minutes 00 seconds West, 56.49 feet to the place of beginning, all in Block 3 in Higgins, Law and Company's addition to Chicago, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

Easement for ingress and egress as set forth in Declaration of Covenants for City Club Homeowners Association recorded September 24, 2003 as document 0326744091.

Parcel ID(s): 17-09-115-032-0000