

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1830506329 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/01/2018 01:19 PM Pg: 1 of 4

This instrument was prepared by:

Jonathan Pope, Esq
Bazos, Freeman, Schuster, &
Pope, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123

Dec ID 20181001611216
ST/CO Stamp 1-322-417-312 ST Tax \$286.00 CO Tax \$143.00
City Stamp 1-413-209-248 City Tax: \$3,003.00

(The space above for Recorder's use only)

THE GRANTOR(S), LLOYD SHIN and HELENA SHIN, husband and wife of the City of La Quinta, County of Riverside, State of California, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to JOSEPH A. FERRO and MARY F. FERRO, 3239 S. Parnell Avenue, Chicago, IL 60616, not in Tenancy in Common, but in **JOINT TENANCY** in the following described Real Estate situated in Cook County, Illinois, commonly known as 440 N. Wabash Avenue, Unit #4410 & P-308, Chicago, IL 60611, legally described as:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2018 and subsequent years.

The Grantor, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

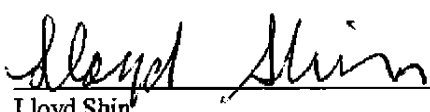
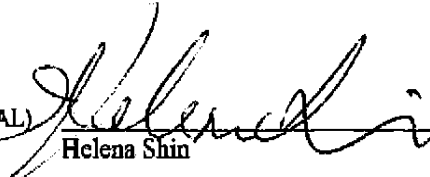
Permanent Index Number (PIN): 17-10-127-019-1060, 17-10-127-019-1643

Address(es) of Real Estate: 440 N. Wabash Avenue, Unit #4410 & P-308, Chicago, IL 60611

18616385-LLC
ATA National Title Group, LLC
120 S. LaSalle Street, Suite 1240
Chicago, IL 60603

UNOFFICIAL COPY

Dated this 10-18-2018

 (SEAL)
  (SEAL)
 Lloyd Shin Helena Shin

STATE OF CALIFORNIA)

)ss.

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lloyd Shin and Helena Shin personally known to me to be the same persons whose names are subscribed in 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 _____ day of October, 2018.

NOTARY PUBLIC

Commission expires _____

AFTER RECORDING MAIL TO:

John O'Rourke
4239 W. 63rd St.
Chicago IL 60629

MAIL PROPERTY TAX BILLS TO:

Joseph + Kristy Ferraro
3239 S. Parkwell Ave.
Chicago IL 60616

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

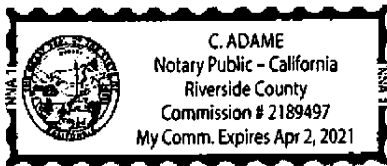
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On 18 October 2018 before me, C. Adame, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lloyd Shin and Helena Shin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Adame

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 18 October 2018 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lloyd Shin

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: Helena Shin

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

UNOFFICIAL COPY

EXHIBIT "A"

Land situated in the County of Cook, State of Illinois

PARCEL 1:

UNITS 4410 AND P-308 IN THE PLAZA 440 IN THE PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 12 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0501339142, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 89572741, AS AMENDED BY DOCUMENT 93070550, AND SUB-DECLARATION PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 440 NORTH WABASH, CHICAGO, ILLINOIS RECORDED AS DOCUMENT NUMBER 0501339141, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 411 N. Wabash Ave., Unit 4410 & P-308, Chicago, IL 60611

Parcel Identification No.: 17-10-127-019-1030

17-10-127-019-1643

Property of Cook County Clerk's Office