

# UNOFFICIAL COPY

Doc#: 2103420166 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/03/2021 09:11 AM Pg: 1 of 2

Dec ID 20201201690854  
ST/CO Stamp 1-318-936-592 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 0-553-705-488 City Tax: \$3,150.00

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## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Roland JB Clemente**, a married person of the City of West Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Nelson Wu**, a single person of 1012 W. Cullerton St., Apt., 2, Chicago, IL 60608 all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

UNIT NO. 325 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. This is not homestead property.

Subject, however, to covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium association declaration and bylaws; and general real estate taxes for 2020.

Permanent Index Number(s): **17-21-414-011-1143**

Property Address: **1935 S. Archer Ave., Unit 325, Chicago, IL 60616**

# UNOFFICIAL COPY

Dated this 16 day of December, 2020.

Roland JB Clemente

STATE OF ILLINOIS )  
COUNTY OF Kane ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Roland JB Clemente**, 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 notarial seal, this 16th day of December, 2020.

Kristen M Cardinale  
Notary Public

My commission expires:



**THIS DOCUMENT PREPARED BY:**

Jonathan Pope  
Jonathan S. Pope, PC  
1250 Larkin Ave., Suite 100  
Elgin, IL 60123

**MAIL TAX BILL TO:**

Nelson Wu  
1935 S. Archer Ave., Unit 325  
Chicago, IL 60616

**MAIL RECORDED DEED TO:**

~~Nelson Wu  
1935 S. Archer Ave., Unit 325  
Chicago, IL 60616~~

*Berry Lee Sr.  
3551 W. 111<sup>th</sup> St  
Chicago IL 60655*

PROPERTY OF COOK COUNTY Clerk's Office