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Doc# 2109021069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 08:46 AM Pg: 1 of 3

Dec ID 20210201638320
ST/CO Stamp 0-101-147-152 ST Tax \$220.00 CO Tax \$110.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Cecilia Ham and Joseph Sung Kook Lee
1960 Highland Avenue
Northbrook, IL 60062

FD-21 0101 1/27

(The Above Space for Recorder's Use Only)

THE GRANTORS Cecilia Ham and Joseph Sung Kook Lee, wife and husband, of 1960 Highland Avenue, Northbrook, IL 60062 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jeremy Nirmal, a single man, of 8609 N Milwaukee Avenue, Apt 1^W, Niles IL 60714, Individually, all right, title, and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

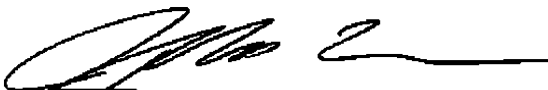
Permanent Index Number(s): 03-02-310-033-0000

Property Address: 245 12th Street, Unit #A, Wheeling, Illinois 60090

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

Dated this 12th day of February, 2021.


Cecilia Ham


Joseph Sung Kook Lee



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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cecilia Ham and Joseph Sung Kook Lee 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 in the 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 notarial seal, this 12 day of February, 2021.

Sherrri Saldana
Notary Public





THIS INSTRUMENT PREPARED BY
Chang Legal, LLC
1990 E. Algonquin Rd., Suite 160
Schaumburg, IL 60173

MAIL TO:

Jobil P Cyriac
Chorath Law Ltd
3948 W 26th Street #113
Chicago, IL 60623

SEND SUBSEQUENT TAX BILLS TO:

Jeremy Nirmal
245 12th Street
Unit #A
Wheeling, IL 60090

REAL ESTATE TRANSFER TAX		15-Mar-2021
		COUNTY: 110.00
		ILLINOIS: 220.00
		TOTAL: 330.00
03-02-310-033-0000		20210201638320 0-101-147-15:

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EXHIBIT A LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

That Part of Lot 11 in Strongate Resubdivision, being a Subdivision of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded November 21, 1990 as Document No. 90569741 and re-recorded June 12, 1991 as Document No. 91282845, described as follows:

Beginning at the Southeast corner of said Lot 11; Thence South 89 degrees 59 minutes 56 seconds West along the South line of said Lot 11, a distance of 31.50 feet; Thence North 0 degrees 00 minutes 04 seconds West. 32.42 feet; Thence North 89 degrees 59 minutes 56 seconds East 11.00 feet; Thence North 0 degrees 00 minutes 04 seconds West 27.33 feet to a point on the North line of said Lot 11; Thence North 89 degrees 59 minutes 56 seconds East along said North line a distance of 20.50 feet to the Northeast corner of said Lot 11; Thence South 0 degrees 00 minutes 04 seconds East along said East line a distance of 59.75 feet to the place of beginning; said parcel of land herein described contains 0.036 acre, more or less, all in Cook County, Illinois.