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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2123546211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2021 11:26 AM Pg: 1 of 3

Dec ID 20210801640068
ST/CO Stamp 1-241-593-616 ST Tax \$247.50 CO Tax \$123.75
City Stamp 0-867-378-960 City Tax: \$2,598.75

2129590 1 of 2
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

THE GRANTOR, Lisa Spagnolo, a single person, of the City of Chicago, State of Illinois for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to Dennis Cheung and Anne Chan, HUSBAND & WIFE AS JOINT TENANTS, all interest in the following described Real Estate situated in the City of Chicago, in the State of Illinois, to wit:

PARCEL ONE: UNIT 1R TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1513 SUPERIOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 14, 2003 AS DOCUMENT NO. 0331818160, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE PS-4 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

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

SUBJECT TO:

Covenants, conditions, restrictions and easements of record; general real estate taxes for the year 2020, second installment, and subsequent years.

Permanent Real Estate Index Number(s): 17-08-108-031-1002
Address of Real Estate: 1513 W. Superior St, Unit 1R, Chicago, IL 60642

Dated this 12 of August, 2021.

Lisa Spagnolo

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lisa Spagnolo, personally known to me to be the same person whose name Lisa Spagnolo, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 dated this ____ of August, 2021.

PLEASE SEE ATTACHED
NOTARY CERTIFICATE

_____(Notary Public)

Prepared By: Tharp & Associates, Ltd.
102 North Evergreen
Arlington Heights, Illinois 60004

Mail To:

LAW OFFICES OF SU J. MOON
830 S. BUFFALO GROVE RD #106
BUFFALO GROVE, IL 60089

Name & Address of Taxpayer:

Mr. Dennis Cheung & Ms. Anne Chan
~~1513 W. Superior St., Unit 1R~~
~~Chicago, Illinois 60642~~
3045 S. PITNEY CT.
CHICAGO, IL 60608

Property of Cook County Clerk's Office

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CALIFORNIA 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 San Francisco

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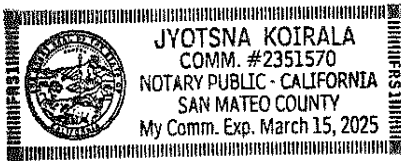
On 08/12/2021 before me, Jyotsna Koirala, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lisa Spagnolo
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.



Place Notary Seal and/or Stamp Above

Signature Jyotsna Koirala
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 Illinois Statutory

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____