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**WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL TO INDIVIDUAL**

Doc#. 2125106541 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 02:14 PM Pg: 1 of 4

This document prepared by:

Dec ID 20210901662058
ST/CO Stamp 1-139-765-008
City Stamp 2-060-513-040

YSB Legal, LLC
910 W. Van Buren #503
Chicago, IL 60607

A08302021 4/5

Above Space for Recorder's use only

GRANTOR: JOHN LIM, a married man, of Chicago, Illinois, in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, **CONVEYS AND QUITCLAIMS TO:**

GRANTEE: EWELINA LIM, a married woman, of Chicago, Illinois

all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 17-05-319-126-1002

Address of Real Estate: 1418 W. Chestnut, Unit #2, Chicago, Illinois 60642

Subject only to: None.

In Witness whereof, said Grantor has caused its name to be signed, to these presents by JOHN LIM, this 31 day of August, 2021

GRANTOR:



JOHN LIM

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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, do hereby certify that JOHN LIM, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 5th day of August, 2021


Agata Szredzinska
Notary Public





This is an exempt transaction under Paragraph (1) of the Illinois Real Estate Transfer Tax Act. 35 ILCS 200/31-45(e).

8.5.2021
Dated

John Lim
Signature

REAL ESTATE TRANSFER TAX		08-Sep-2021
	CHICAGO:	0.00
	ST/:	0.00
	TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Sep-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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After Recording Please Mail To:

Yvonne Brower
Attorney at Law
910 W. Van Buren #503
Chicago, IL 60607

Send subsequent tax bill to:

John Lim
3937 N. Page Street
Chicago, Illinois 60634

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 2 IN THE 1418 WEST CHESTNUT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 45 IN THE SOUTH ½ OF BLOCK 22 IN THE CANAL TURSTEE'S SUBDIVISION IN THE WEST ½ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0714944085; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P2 AND S-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0714944085.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 08/05/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

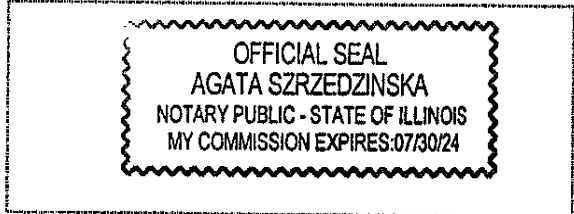
AGATA SZRZEDZINSKA

By the said (Name of Grantor): JOHN LIM

On this date of: Aug 15th 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Aug 15th 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

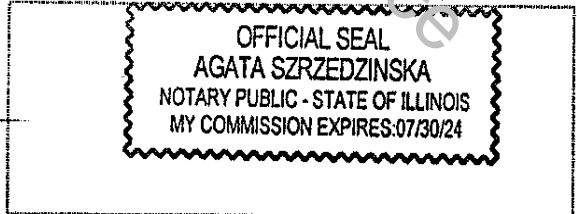
AGATA SZRZEDZINSKA

By the said (Name of Grantee): EWELINA LIM

On this date of: Aug 15th 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)