

# UNOFFICIAL COPY

Doc#: 2213713231 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 01:08 PM Pg: 1 of 3

## WARRANTY DEED Statutory (ILLINOIS)

Dec ID 20220501607137  
ST/CO Stamp 1-322-284-944 ST Tax \$180.00 CO Tax \$90.00  
City Stamp 1-529-575-312 City Tax: \$1,985.12

THE GRANTOR(S),

**DAN M. MIHAI and SIMONA MIHAI, Husband and Wife**, of 1000 E. 53<sup>rd</sup> Street, Unit 624S, Chicago, IL 60615 (for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

**RICKY L. BROWN, Single Man**  
of 731 N. Central Avenue, Apt 1S, Chicago, IL 60644

**TO HAVE AND TO HOLD SAID PREMISES** forever the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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


SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2021 and subsequent years.

Permanent Index Number: 20-11-308-062-1201

Commonly known as: 1000 E. 53<sup>rd</sup> Street, Unit 624S, Chicago, Illinois 60615

Dated this 28<sup>th</sup> day of April, 2022.

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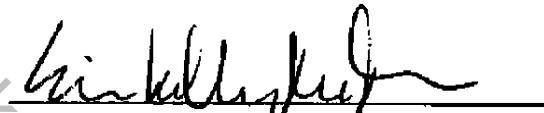
  
DAN M. MIHAI

  
SIMONA MIHAI

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DAN M. MIHAI and SIMONA MIHAI 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 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 Notarial Seal this 28th day of April, 2022.

  
Notary Public

This instrument was prepared by:

Wesley C. Zaba  
Zaba Law Group, PC  
5117 Main Street, Suite C  
Downers Grove, IL 60515



**MAIL TO:**

Alex Ogoke  
Cardinal Legal Group  
123 W. Madison St., Suite 1400  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Ricky L. Brown  
1000 E. 53<sup>rd</sup> St., Unit 624S  
Chicago, IL 60615

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American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016  
Technical Corrections 04-02-2018

## EXHIBIT A

The Land referred to in this Commitment is described as follows:

### PARCEL 1:

UNIT 624S IN THE RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN RENAISSANCE PLACE HYDE PARK SUBDIVISION BEING A SUBDIVISION IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00099447, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE 169, WHICH PARKING SPACE IS DELINEATED ON THE SURVEY ATTACHED TO THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR COMMON USE AND ENJOYMENT AND INGRESS AND EGRESS AS SET FORTH IN THE COMMUNITY DECLARATION FOR RENAISSANCE PLACE AT HYDE PARK RECORDED AS DOCUMENT NUMBER 00098916, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND IN DECLARATION OF CONDOMINIUM OWNERSHIP FOR RENAISSANCE PLACE AT HYDE PARK CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00099447, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

PERMANENT INDEX NUMBER: 20-11-308-062-1201

COMMONLY KNOWN AS: 1000 EAST 53RD ST., UNIT 624S, CHICAGO, ILLINOIS 60615