

766027 1 of 2

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WARRANTY DEED  
ILLINOIS STATUTORY

Doc# 2218042053 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 06/29/2022 11:27 AM PG: 1 OF 5

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

THE GRANTOR, Jeffrey De La Paz, a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and NO/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Michael Joon Wah Kwan, a single man of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing; building set-back lines and use or occupancy restrictions; covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-32-402-026-1014  
17-32-402-026-1065

Address of Real Estate: 974 West 35<sup>th</sup> Place Unit 303 and P-5 -  
Chicago, IL 60609

Dated this 3<sup>RD</sup> day of JUNE, 20 22

Jeffrey De La Paz

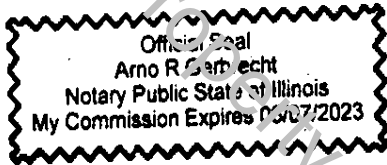
S Y  
P 0  
S Y-1  
SC \_\_\_\_\_  
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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey De La Paz, personally known to me to be the same person whose name are 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 official seal this 3<sup>RD</sup> day of JUNE, 20 22



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Arno Gerbrecht  
2350 N. Lincoln Ave 3<sup>rd</sup> Floor  
Chicago, IL 60614

Mail to:  
Michael Kwan  
974 West 35th Place Unit 303  
Chicago, IL 60609

Name and Address of Taxpayer:  
Michael Kwan  
974 West 35th Place Unit 303  
Chicago, IL 60609

CLERK OF COOK COUNTY CLERK'S OFFICE

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File No: 766027

**EXHIBIT "A"**

**PARCEL 1: UNIT 303 AND PARKING SPACE 5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MORGAN LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0701015044, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

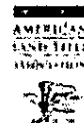
**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 303, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDMINIUM RECORDED AS DOCUMENTNUMBER 0701015044.**

17-32-402-026-1014

17-32-402-026-1065

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

13-Jun-2022



<b>CHICAGO:</b>	1,623.75
<b>CTA:</b>	649.50
<b>TOTAL:</b>	2,273.25 *

17-32-402-026-1014 | 20220601637706 | 1-769-156-688

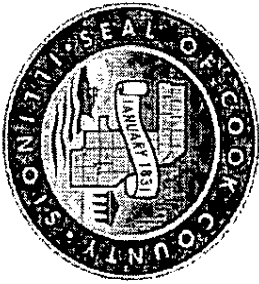
\*Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

13-Jun-2022



COUNTY:	108.25
ILLINOIS:	216.50
TOTAL:	324.75

17-32-402-026-1014

20220601637706

1-095-839-824

Property of Cook County Clerk's Office