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Doc#: 2220206284 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2022 12:07 PM Pg: 1 of 3

Dec ID 20220601665008
ST/CO Stamp 1-391-086-672 ST Tax \$529.00 CO Tax \$264.50
City Stamp 1-961-380-944 City Tax: \$5,554.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Hitasha Bhatia, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Chang Kim, a single man, of 1001 Paulina St., Unit 2, Chicago, IL 60622, 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): 14-31-319-029-1081 and 14-31-319-029-1131

Property Address: 2300 W. Wabansia Ave., Unit 308, PS-1, Chicago, IL 60647

SUBJECT TO: 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,

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

Chicago Title
22CST153682UH
10/2

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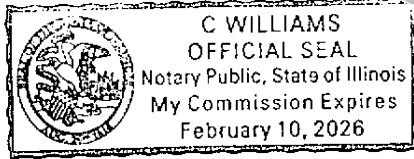
Dated this 8 day of July, 2022.

X *Hitasha Bhatia* (Seal)
Hitasha Bhatia

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hitasha Bhatia, 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 she signed, sealed and delivered in the 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 notarial seal, this 8 day of July, 2022.



C Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

Hegarty, Kowols & Associates, P.C.
301 W. Touhy Ave.
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Chang Kim
2300 W. Wabansia Ave., Unit 308
Chicago, IL 60647

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EXHIBIT "A"

UNIT NO. 308 AND PARKING SPACE P-18 IN THE CLOCK TOWER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34 TO 47, BOTH INCLUSIVE IN ISHAMS RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 OF ISHAMS SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF MILWAUKEE AVENUE IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96656883, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office