

# UNOFFICIAL COPY

Warranty Deed  
Statutory (ILLINOIS)  
General



Doc# 2220915016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2022 11:44 AM PG: 1 OF 3

3 of 3  
**TRULY**  
TITLE  
22007887-20

Above Space for Recorder's Use Only

*- Bolt Unrecord*  
THE GRANTORS, ADAM COATES AND SEBASTIAN COATES, AS TENANTS IN COMMON, for and in consideration of (\$10.00) Ten Dollars, in hand paid, CONVEY and WARRANT to CHOI YUK NG, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*-> on unrecorded parcel of* 1828 S. WENTWORTH AVE # 6A  
CHICAGO, IL 60616

SEE ATTACHED.

Permanent Index Number (PIN): 17-21-436-045-1046 and 17-21-436-052-1057

Address(es) of Real Estate: 1828 S Wentworth Ave, Unit 6A and P57, Chicago, IL 60616

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

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing; 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.

THIS IS NOT HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX 28-Jul-2022



CHICAGO: 2,115.00  
CTA: 846.00  
TOTAL: 2,961.00 \*

17-21-436-045-1046 | 20220701686053 | 0-840-481-872

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

REAL ESTATE TRANSFER TAX 28-Jul-2022



COUNTY: 141.00  
ILLINOIS: 282.00  
TOTAL: 423.00

17-21-436-045-1046 | 20220701686053 | 1-319-124-048

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PARCEL 1: UNITS 6A IN THE 1828 SOUTH WENTWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922046 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT P-57 IN THE SANTE FE GARDEN V PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705115147 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0811922045, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UPON AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V AS SHOWN ON PLAT OF SAID SANTE FE GARDEN PHASE V, RECORDED AS DOCUMENT 0609720074 AND AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 0631739043.


PIN: 17-21-436-045-1046

PIN: 17-21-436-052-1057

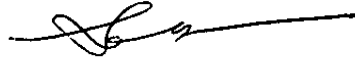
# UNOFFICIAL COPY

Dated this 21st day of July 2022



 (Seal)

**Adam Coates**  
By: Lydia Coates  
His: Attorney in fact



 (Seal)

**Sebastian Coates**  
By: Lydia Coates  
His: Attorney in fact

Property of Cook County Clerk's Office

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY **Lydia Coates**, is personally known to me to be the same persons whose names 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 21st day of July 2022.



Commission expires 5/11/2024, \_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

**MAIL TO:**  
A.T. ALEXANDRA Lee  
2252 S. CANAL #229  
CHgo, IL. 60616

**SEND SUBSEQUENT TAX BILLS TO:**  
CH01 YUK NG  
1828 S. WENTWORTH AVE #60A  
CHgo, IL. 60616

OR

Recorder's Office Box No. \_\_\_\_\_