PT23-89598FA UNOFFICIAL COPY

lof

Doc#. 2303349189 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/02/2023 01:18 PM Pg: 1 of 3

Dec ID 20230101642274

ST/CO Stamp 1-250-486-096 ST Tax \$222.00 CO Tax \$111.00

City Stamp 0-091-055-952 City Tax: \$2,331.00

WARRANTY DEED ILLING'S STATUTORY

THE GRANTOR, Hunter Rajas and Youngjae Yoo, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to VICTOR CSVALDO CATARIVAS DINERSTEIN, as Trustee of the VICTOR OSVALDO CATARIVAS DINERSTEIN DECLARATION OF TRUST dated January 17, 2017, 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: covenants, conditions, and restrictions of record, public, and utility easements and roads and highways hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-28-317-063-1017 & 14-28-317-063-1265

Address of Real Estate: 444 W Fullerton Pkwy Unit 407 & P-84

Chicago, IL 60614

Dated this 3^4 day of January 2023.

2303349189 Page: 2 of 3

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Youngjae You

COUNTY OF JANGOS) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT** Younjae Yoo, as 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 I signed, sealed and delivered the instrument as my free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24 day of January 2023.

LIEF INGERSOLL
Notary Public-State of Kansas
My Appt. Expires 6/19/23

Victory Delation

My commission expires on

Prepared By: Steven R. Felton, Esq. 134 N LaSalle St., Suite 1720 Chicago, Illinois 60602

Mail To: KIM FREELAND 806 N. PEOFIA CHICAGO IL 60642 Name & Address of Taxpayer:

VICTOR OSVALDOCATARIVAS DINERSTEIN 920 W-SHERIDAN UNIT 405 CHICAGO, IL 60613

2303349189 Page: 3 of 3

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"Exhibit A - Legal Description"

PARCEL 1:

UNITS 407 AND P-84 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK WEST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97-400395, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE ANL ED JUN.

OR COOK COUNTY CLOTH'S OFFICE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5,1997 AS DOCUMENT NUMBER 97-400394.

Legal Description PT23-89598FA/78