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PT23-09598FA

1 of 1

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 ILLINOIS STATUTORY

THE GRANTOR, Hunter Rojas 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 OSVALDO 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 24 day of January 2023.

PROPER TITLE, LLC

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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 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997 AS DOCUMENT NUMBER 97-400394.

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