

UNOFFICIAL COPY

Doc#: 2315013371 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 03:45 PM Pg: 1 of 5

Warranty Deed Statutory (ILLINOIS)

Dec ID 20230501626592
ST/CO Stamp 0-687-532-752 ST Tax \$125.00 CO Tax \$62.50

2332410

PRAIRIE TITLE SERVICES
6821 W NORTH AVENUE
OAK PARK, IL 60302

Above Space for Recorder's Use Only

THE GRANTORS, Joyce Lee, a single woman, of the City of Chicago, County of Cook, State of Illinois Carol Sayers, a married woman, of the Village of Tinley Park, County of Cook, State of Illinois and Abraham Lee, a single man, City of Long Beach, County of Los Angeles, State of California, collectively as sole heirs of Youngdo Lee, deceased, for and in consideration of (\$10.00) Ten DOLLARS and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to Badonna S. Nachman, not individually, but as Trustee of the Badonna S. Nachman Self-Declaration of Trust dated December 22, 2003, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT A-517 IN EDENS POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 5.00 ACRES OF LOT 2, EXCEPTING THEREFROM THE NORTH 500 FEET THEREOF AND THE SOUTHEASTERLY 33 FEET THEREOF AND THE WEST 18 FEET THEREOF, ALL IN THE SUBDIVISION OF LOTS 1, 5, AND 6 OF OWNER'S SUBDIVISION IN THE WEST HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY OF ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24563596, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

This property is not homestead property.

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 yet due and payable at the time of Closing.

Permanent Index Number (PIN): **10-21-119-112-1060**

Address of Real Estate: 5506 Lincoln Avenue, Unit A517, Morton Grove, IL 60053

REAL ESTATE TRANSFER TAX		30-May-2023
COUNTY:	ILLINOIS:	62.50
TOTAL:		125.00
		187.50
10-21-119-112-1060		20230501626592 0-687-532-752

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 09570 AMOUNT \$ 375 DATE 5-27-23
ADDRESS 5506 Lincoln St
(VOID IF DIFFERENT FROM DEED)
BY B

UNOFFICIAL COPY

Dated this 20 day of May, 2023.

Joyce Lee
Joyce Lee, heir of Youngdo Lee, deceased

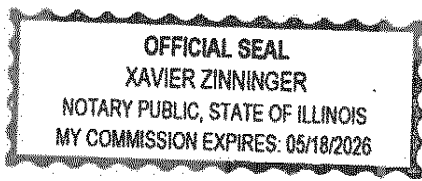
State of Illinois,
County of Cook ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joyce Lee is the same person whose name is 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 20 day of May, 2023.

Commission expires 05 18 2026

Xavier Zinninger
NOTARY PUBLIC



CLERK OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

Carol Sayers
Carol Sayers, heir of Youngdo Lee, deceased

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 that Carol Sayers is the same person whose name is 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 20 day of May, 2023.

Commission expires 12/14/24

Katherine L Birchok
NOTARY PUBLIC



Notary Public's Office

UNOFFICIAL COPY



Abraham Lee, heir of Youngdo Lee, deceased

State of _____,
County of _____ ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Abraham Lee is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument at 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 ____ day of May, 2023.

Commission expires _____,

SUB ATTACHED

NOTARY PUBLIC

This instrument was prepared by:
Katherine L. Birchok
Stotis & Baird Chartered
200 W. Jackson, Suite 1050
Chicago, IL 60606

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Robbins Dimonte Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

BaDonna S. Nachman
5506 Lincoln Avenue, Unit A517
Morton Grove, Illinois 60053

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of LOS ANGELES)

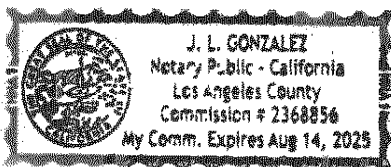
On MAY 10, 2023 before me, J.V. GONZALEZ, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared ABRAHAM LEE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 05/10/2023 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____