UNOFFICIAL

Doc# 2315845084 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: 51.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 03:02 PM PG: 1 OF 2

After recording, return to:

Erwin Law LLC

4043 N. Ravenswood, #208 Chicago, Illinois 60613

Prepared by:

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3650 041005 NA &

WARRANTY DEED

GRANTOR, Renee beli, an unmarried woman, ("Grantor"), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and 00/100 dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant to Hong-Gam Le and Alexander Simes ("Grantee"), included to each other as wife and husband, as tenants by the entirety, whose address is 1725 W. Pierce Ave., Unit 2., Chicago, Illinois, the followingdescribed real estate (the "Real Estate") situated in Cook County, Illinois:

PARCEL 1:

UNIT 1725-2 IN THE 1725-27 W. PIERCE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 AND 16 IN BLOCK 3 IN MCREYENOLD, SOUTH SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH CURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINUM RECORDED AS DOCUMENT 0519503017; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLPHOIS PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 1725-P2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0519503017..

Commonly Known As: 1725 W. Pierce Ave., Unit 2., Chicago, Illinois 60622-2131

Property Index Numbers:

17-06-205-056-1002

Together with the tenements and appurtenances thereunto belonging,

Subject only to: (a) terms, provisions, covenants, conditions, restrictions and building lines and easements of record; (b) general real estate taxes not yet due or payable; and (c) acts of the Grantee.

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the $\frac{12}{2}$ day of $\frac{12}{2}$, 2023.
By: Rence Bell
STATE OF <u>california</u>) SS COUNTY OF <u>San Francisia</u>)
COUNTY OF San Francis(d)
i. Most Merce Merce and Notary Public in and for the County and State aforesaid, do hereby cortify that Renee Bell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and notarial seal this 12 day of 10, 2023.
VICTOR NORIEGA MENDOZA Notary Public - California San Francisco County Commission # 2436990 My Comm. Expires Feb 2, 2027 Notary Public
My Commission Expires:
2/2/27
AL ESTATE TRANSFER TAX COUNTY: 405.00
ILLINOIS: 800.05 TOTAL: 1,200.06
17-08-203-000
REAL ESTATE TRANSFER TAX 6,000.00 CTA: 8,400.00
TOTAL: 024-016
TOTAL: 0,400