

UNOFFICIAL COPY

769949 1/2
WARRANTY DEED
ILLINOIS STATUTORY

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

Individula to L.L.



Doc# 2324249021 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2023 11:30 AM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTOR, **SAM WANG**, a married man, 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 considerations in hand paid, CONVEY AND WARRANT to **GRACE'S SECRET LLC**, an Illinois Limited Liability Company, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 11-31-412-041-1028

Property Address: 1709 W Wallen, Unit 1J, Chicago, IL 60626

- This is not a homestead property.

SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years; (2) 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 property. Herby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois.

Dated this 29th day of June, 2023.

SAM WANG

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STATE OF New York)
) SS,
COUNTY OF Orange)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SAM WANG 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 he signed, sealed and delivered in the instrument as his 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 notarial seal, this 29th day of June 2023.

Simone Mitchell, Notary Public
Notary Public

Simone Mitchell
Notary Public, State of New York
Reg. No. 01MI637090
Qualified in Orange County
Commission Expires July 16 2026

MAIL TO:

Grace's Secret LLC
3550 N Lakeshore Drive
#1013
Chicago, IL, 60657

SEND SUBSEQUENT TAX BILLS TO:

Grace's Secret LLC
3550 N Lakeshore Drive
#1013
Chicago, IL, 60657

THIS INSTRUMENT PREPARED BY

Corey M. Novick
C. Michael Novick, LLC
70 W Madison, Suite 2060
Chicago, IL 60602

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File No: 769949

EXHIBIT "A"

UNIT 17091J TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1701-1709 WEST WALLEN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO, 27390974, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

11-31-412-041-1028 (A)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

28-Aug-2023



CHICAGO:

562.50

CTA:

225.00

TOTAL:

787.50

11-31-412-041-1028 | 20230601661894 | 0-772-560-336

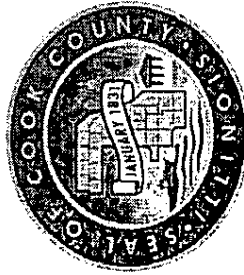
* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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REAL ESTATE TRANSFER TAX

28-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

37.50
75.00
112.50

11-31-412-041-1028

20230601661894

0-942-429-648

Property of Cook County Clerk's Office