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FIRST AMERICAN TITLE
FILE # AF103 6881 19

Doc#. 2325413368 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/11/2023 12:08 PM Pg: 1 of 4

Dec ID 20230801606858
ST/CO Stamp 1-013-910-992 ST Tax \$357.00 CO Tax \$178.50
City Stamp 1-804-275-152 City Tax: \$3,748.50

WARRANTY DEED

THE GRANTOR, JENNY LEE,
married to BRIAN LEE,
for and in consideration
of TEN AND NO/100 (\$10.00)
DOLLARS, and other valuable
consideration in hand
paid, CONVEYS and WARRANTS to:

REX JOSEPH BALCITA, a single person
of 3500 W. Belmont Ave., Chicago, Illinois 60618

the following described Real Estate situated in the County of
Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of
the Homestead Exemption of the State of Illinois TO HAVE AND TO
HOLD said premises in FEE SIMPLE forever

SUBJECT TO: Terms and provisions of the Declaration of
Condominium/Covenants, Conditions and Restrictions and all
amendments; public and utility easements, including any
easements established by or implied from the Declaration/CCR's
or amendments thereto; party wall rights and agreements,
limitations and conditions imposed by the Governing Law;
installments due after the date of Closing of general
assessments established pursuant to the Declaration/CCR's;
general real estate taxes not due and payable; covenants,
conditions, restrictions of record.

Common Address: 3500 W. Belmont Ave., Chicago, IL 60618
PIN: 13-23-409-089

Dated this 17th day of August, 2023.

* Property is not homestead
as to grantor and/or spouse *



JENNY LEE

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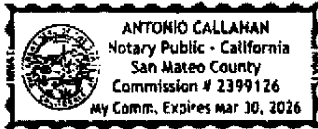
STATE OF CALIFORNIA)
) SS
COUNTY OF SAN MATEO)

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that

JENNY LEE

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 she signed, sealed and delivered the said instrument as her 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 17th day of August, 2023.



Antonio Callahan ANTONIO CALLAHAN
NOTARY PUBLIC

This instrument was prepared by Tracey A. Lundgren, 1800 Nations Dr., Suite 117-5, Gurnee, Illinois 60031

MAIL TO:

Colin H. Gilbert
Attorney at Law
4811 Emerson Ave., #110
Palatine, Illinois 60067

SEND TAX BILLS TO:

Rex Joseph Balcita
3500 W. Belmont Ave.
Chicago, Illinois 60618

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LEGAL DESCRIPTION

PARCEL 1: THE EAST 16.89 FEET OF THE WEST 235.50 FEET OF THE SOUTH 52.50 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 37 TO 48 IN BLOCK 4 IN THE SUBDIVISION OF PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1889 AS DOCUMENT NUMBER 1185671, IN BOOK 36 OF PLATS, PAGE 40, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASTMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE COURTYARD AREA AND INNER DRIVE AS DELINEATED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS, AS DOCUMENT NUMBER 00253165, IN COOK COUNTY, ILLINOIS

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.

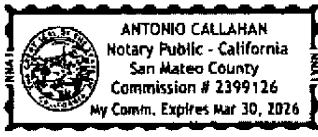
State of California

County of SAN MATEO }

On 8/17/23 before me, ANTONIO CALLAHAN, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JENNY 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]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ Number of Pages: _____

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 of Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____