

UNOFFICIAL COPY

Warranty Deed



Doc # 2329006003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 09:29 AM PG: 1 OF 5

ILLINOIS

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

771451

Above Space for Recorder's Use Only

THE GRANTORS Jingen Xu, a single woman, of 211 N Harbor Dr., Unit 1003, Chicago, IL 60601, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Peter Bauman, of 1223 N Ledges Dr., Roscoe, IL 61073, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

** A married man*

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 14-33-114-051-1016 & 14-33-114-051-1017
Address(es) of Real Estate: 2220 N Sedgwick St., Unit 404, Chicago, IL 60614

The date of this deed of conveyance is 08/31, 2023.

Jingen Xu
Jingen Xu

State of IL, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jingen Xu, known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires 8/24/26)

Given under my hand and official seal this 31 day of Aug, 2023.



Kristin Halbert
Notary Public

SY
0
Y-1
SC
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 2220 N Sedgwick St., Unit 404, Chicago, IL 60614

See Attached Legal Description

Property of Cook County Clerk's Office

This instrument was prepared by:	Send subsequent tax bills to:	Recorder-mail recorded document to:
<p>Nathan J Toma Angileri, Toma & Associates Attorneys at Law 1450 Plainfield Road Darien, Illinois 60561</p>	<p>Peter Baumann 12223 N Ledges Dr. Roscoe, IL 61073</p>	<p>Peter Baumann 12223 N Ledges Dr. Roscoe, IL 61073</p>

UNOFFICIAL COPY

File No: 771451

EXHIBIT "A"**PARCEL 1:**

UNIT NO. 404 AND P-1 IN THE 2220 SEDGWICK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: SOUTH 0.14 FEET OF LOT 1, ALL OF LOT 2 AND THE NORTH 12.42 FEET OF LOT 3 IN HUSTED'S SUBDIVISION OF THE SOUTH PART OF OUT-LOT OR PLOCK 13 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH,) RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 21, 2006 AS DOCUMENT NUMBER 0611112002, TOGETHER WITH US UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE UNIT S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED ON APRIL 21, 2006 AS DOCUMENT NUMBER 0611112002.

14-33-114-051-1016 (A)

14-33-114-051-1017

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.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

13-Oct-2023



CHICAGO:

2,122.50

CTA:

849.00

TOTAL:

2,971.50*

14-33-114-051-1016 | 20230801614720 | 0-745-819-088

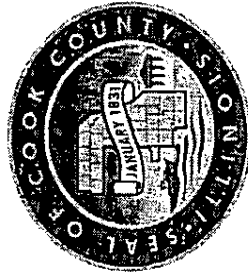
* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

13-Oct-2023



COUNTY:
ILLINOIS:
TOTAL:

141.50
283.00
424.50

14-33-114-051-1016

20230801614720

0-154-192-848

Property of Cook County Clerk's Office