

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2332106398 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2023 11:14 AM Pg: 1 of 3

Dec ID 20231001658975  
ST/CO Stamp 1-413-261-264 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 0-970-500-048 City Tax: \$4,725.00

PT23-95676 1002C

Above Space for Recorder's Use Only

THE GRANTOR(s) Jenna L. Watson, a single woman, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Silvia Zhang *single*, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 13-13-416-034-1005

Address(es) of Real Estate: 2548 West Irving Park Road, Unit 3E, Chicago, IL 60618

The date of this deed of conveyance is 10, 27, 2023

This Warranty Deed may be signed in counterparts. Signature page is attached hereto and made a part hereof.

PROPER TITLE, LLC

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 2548 West Irving Park Road, Unit 3E, Chicago, IL 60618

Legal Description:

Parcel 1:

Unit 3E, together with its undivided percentage interest in the common elements in 2548 West Irving Park Condominium, as delineated and defined in the Declaration recorded as Document No. 1525229087, in the South 1/2 of the Southeast 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive use for parking purposes in and to Parking Space No. P1, a limited common element, as set forth and defined in said Declaration of Condominium and Survey attached thereto, in Cook County, Illinois.

This instrument was prepared by:

Kristen Duffy  
Duffy Law, LLC  
130 N Garland Ct #4702  
Chicago, IL 60602

Send subsequent tax bills to:

Silvia Zhang  
2548 W Irving Park Rd  
Unit 3E  
Chicago IL 60618

Recorder-mail recorded document to:

Silvia Zhang  
2548 W Irving Park Rd  
Unit 3E  
Chicago IL 60618

# UNOFFICIAL COPY

## SIGNATURE PAGE

For the Warranty Deed having the following Grantor conveying Real Estate commonly known as 2548 West Irving Park Road, Unit 3E, Chicago, IL 60618 with the following Permanent Real Estate Index Number: 13-13-416-034-1005.

Jenna R. Watson  
Jenna R. Watson

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jenna R. Watson personally 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 his/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.

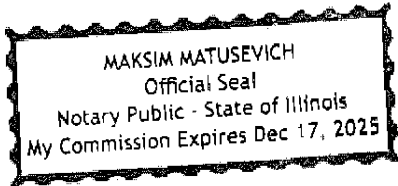
(Impress Seal Here)

Given under my hand and official seal

10, 27, 2023

(My Commission Expires) 12/17/25

[Signature]  
Notary Public



Property of Cook County Clerk's Office