

UNOFFICIAL COPY

Fidelity National Title SC23019386

Doc# 2335433298 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2023 02:06 PM Pg: 1 of 4

Dec ID 20231201692777
ST/CO Stamp 0-341-098-544 ST Tax \$360.00 CO Tax \$180.00
City Stamp 1-683-275-824 City Tax: \$3,780.00

WARRANTY DEED ILLINOIS STATUTORY (Non-homestead)

THE GRANTORS (NAME AND ADDRESS)

Michael Ghanem
Elia Ghanem
663 West Division Street
Unit A
Chicago, IL 60610

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael Ghanem, a married man, and Elia Ghanem, a married man, as joint tenants with rights of survivorship, of Chicago, 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 Jinheon Kim and Hee Jung Choi, a married couple, of 5622 West Goodman Street, #3S, Chicago, IL 60630, not as tenants in common, ~~but~~ ^{but} as joint tenants, ~~but as tenants in common by the entirety~~, 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'

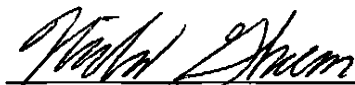
Permanent Index Number(s): 17-04-302-055-1049

Property Address: 663 West Division Street, Unit 5A, Chicago, IL 60610

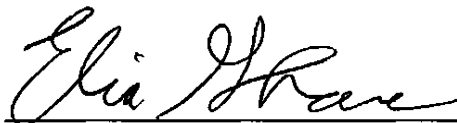
This is not homestead property.

SUBJECT TO: 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 Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 4 day of December, 2023.



Michael Ghanem



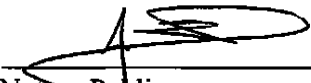
Elia Ghanem

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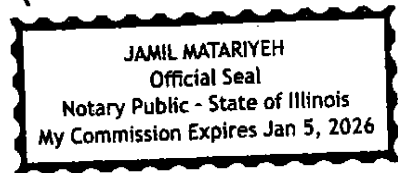
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Ghanem and Elia Ghanem personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 4 day of December, 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
David R Sweis
Sweis Law Firm PC
819 E. St Charles Road, Suite A
Lombard, IL 60148

MAIL TO:

Law Offices of Michelle A. Laiss, P.C.
1530 West Fullerton Avenue
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Jinheon Kim
Hee ~~Jung~~ Choi
~~665 West Division Street~~
~~Unit 5A~~
~~Chicago, IL 60610~~

5622 W. GOODMAN ST
APT. 35
CHICAGO, ILL. 60630

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 5A IN THE OLD TOWN VILLAGE WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE OLD TOWN VILLAGE WEST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0326510031, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE FOR UNIT 5A, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0326510031.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE COMMON EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0326132110, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

12-Dec-2023



COUNTY:	180.00
ILLINOIS:	360.00
TOTAL:	540.00

17-04-302-055-1049 | 20231201692777 | 0-341-098-544

REAL ESTATE TRANSFER TAX

12-Dec-2023



CHICAGO:	2,700.00
CTA:	1,080.00
TOTAL:	3,780.00 *

17-04-302-055-1049 | 20231201692777 | 1-683-275-824

* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office