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Doc#: 2408530153 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/25/2024 4:21 PM Pg: 1 of 4

File # FD24-068872
**WARRANTY DEED
ILLINOIS STATUTORY**

Dec ID 20240301654858
ST/Co Stamp 1-242-785-328 ST Tax \$208.00 CO Tax \$104.00
City Stamp 0-943-461-936 City Tax \$2,184.00

Mail To:

Josue Fernandez

5455 N. Sheridan Rd

Unit 3808

Chicago IL 60640

Josue Fernandez

5455 North Sheridan Road, Unit 3808

Chicago, Illinois 60640

Prepared by: Thomas Hawbecker, Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Erica Lee, unmarried, of 5455 North Sheridan Road, Unit 3808, Chicago, IL 60640, 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 Josue Fernandez, Single man

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 1521 N. 24th Ave Melrose Park IL 60110, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Permanent Real Estate Index Number: 14-08-203-016-1446

Address of Real Estate: 5455 North Sheridan Road, Unit 3808, Chicago, IL 60640

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Dated this 8 day of MARCH, 2024

Erica Lee

**SEE ATTACHED
FOR NOTARY CERTIFICATE**

Erica Lee

STATE OF CALIFORNIA, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Erica Lee**, 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 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.

Given under my hand and official seal, this _____ day of _____, 20_____.

(Notary Public)

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ACKNOWLEDGMENT

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 Alameda

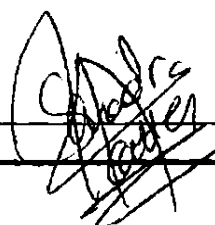
On 03/08/2024 before me, Shakush Kattel, Notary Public
(insert name and title of the officer)

personally appeared Erica Lee
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.

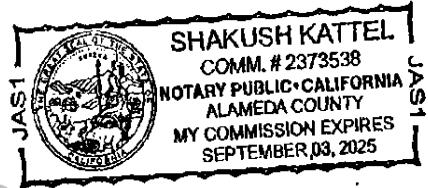
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Unit Number 3808 together with its undivided percentage interest in the common elements in 5455 Edgewater Plaza Condominium as delineated and defined in the declaration recorded as Document Number 24870735, in the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 14-08-203-016-1446



REAL ESTATE TRANSFER TAX 25-Mar-2024

	CHICAGO:	1,560.00
	CTA:	624.00
	TOTAL:	2,184.00 *

14-08-203-016-1446 | 20240301654858 | 0-943-461-936

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

REAL ESTATE TRANSFER TAX 25-Mar-2024

		COUNTY:	104.00
		ILLINOIS:	208.00
		TOTAL:	312.00

14-08-203-016-1446 | 20240301654858 | 1-242-785-325

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