

UNOFFICIAL COPY

WARRANTY DEED Illinois

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23GCD 034243PK

Doc#: 2408702038 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:42 AM Pg: 1 of 2

Dec ID 20240301657642

ST/Co Stamp 2-064-426-544 ST Tax \$725.00 CO Tax \$362.50

City Stamp 1-989-494-320 City Tax \$7,612.50

Above Space for Recorder's Use Only

THE GRANTOR PENGLEI JIA, married to *YEJING REN, of 1405 South Plymouth Court, Chicago, Illinois 60605, County of Cook, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to JOSHUA KIM, a Single man, of 50 E 16th, #613, Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: 60616

PARCEL 1:

DWELLING PARCEL 1405: THE NORTH 22.08 FEET OF THE SOUTH 242.87 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PART OF BLOCK 9 IN DEARBORN PARK UNIT #2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 9 AFORESAID; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE THEREOF 76.0 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 18 SECONDS WEST PARALLEL WITH THE WEST LINE THEREOF 287.90 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST 75.0 FEET TO THE WEST LINE THEREOF; THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST ALONG SAID WEST LINE 287.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID DWELLING (S) OVER, UPON AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR DEARBORN PARK II ROWHOUSES, ST. PAUL'S SQUARE RECORDED DECEMBER 26, 1990 AS DOCUMENT 90309426, AS AMENDED BY DOCUMENT RECORDED MAY 14, 1992 AS DOCUMENT 92331025 AND BY DEED RECORDED JUNE 29, 1992 AS DOCUMENT NO. 92473142.

P.I.N.: 17-21-211-098-0000

c/k/a: 1405 South Plymouth Court, Chicago, Illinois 60605

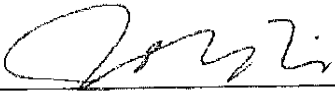
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

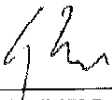
Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE PAGE TO FOLLOW]

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Dated this 8 day of March, 2024.


 (SEAL)
PENGLEI JIA

 (SEAL)
YEJING REN
*waiving any and all homestead rights she may have in the property

Puerto Rico
State of Illinois }
County of Aurora } ss


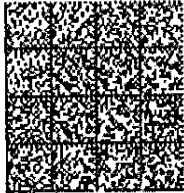
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PENGLEI JIA and YEJING REN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 8 day of MARCH, 2024.


NOTARY PUBLIC
RMA: 18,742

My Commission Expires: Never in Puerto Rico.

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 908-9300

RECIBO
4021-06709425

Sello

9397
02/23/2024
\$5.00
Sello de Asistencia Legal
80011-2024-0223-49177265
Affidavit
#5317

MAIL TO:

Neil Kaiser
716 Lee Street
Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO:

Joshua Kim
1405 S. Plymouth Court
Chicago, IL 60605