

UNOFFICIAL COPY

Warranty Deed

Doc#: 2409324126 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/2/2024 11:07 AM Pg: 1 of 3

Dec ID 20240301666268
ST/Co Stamp 2-130-196-016 ST Tax \$245.00 CO Tax \$122.50
City Stamp 0-085-800-496 City Tax \$2,572.50

Above Space for Recorder's Use Only

THE GRANTOR, **AGNE SVINKUNAITE A/K/A AGNES SVINKUNAS**, unmarried, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEE, **SI MEI CHEN**, unmarried, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

*Stc 224692365
1 of 2*

SUBJECT TO: General real estate taxes for the second installment of 2023 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;


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

Permanent Real Estate Tax Number: 17-21-414-011-1177



Address of Real Estate: 1935 S. Archer Ave., Unit 617, Chicago, IL 60616

Dated: March 14, 2024

Agne Svinkunaite
Agne Svinkunaite a/k/a Agnes Svinkunas

REAL ESTATE TRANSFER TAX		02-Apr-2024
	CHICAGO:	1,837.50
	CTA:	735.00
	TOTAL:	2,572.50 *

17-21-414-011-1177 | 20240301666268 | 0-085-800-496
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Apr-202
	COUNTY:	122.5
	ILLINOIS:	245.0
	TOTAL:	367.5

17-21-414-011-1177 | 20240301666268 | 2-130-196-016

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STATE OF Illinois)
)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that AGNE SVINKUNAITE A/K/A AGNES SVINKUNAS, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 14 day of March, 2024, 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 on March 14, 2024:

[Signature]
Notary Public

My Commission expires: October 19, 2024



Prepared By:
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

After Recording Return to:
Si Mei Chen
1935 S. Archer Ave #617
Chicago IL 60616

Send Subsequent Tax Bills to:
Si Mei Chen
1935 S. Archer Ave #617
Chicago IL 60616

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Exhibit A

Legal Description

UNIT NUMBER 617, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Approved by Cook County Clerk's Office