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Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL**

Doc#: 2410602037 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 9:41 AM Pg: 1 of 2

Dec ID 20240401672574
ST/Co Stamp 2-003-824-176 ST Tax \$26.00 CO Tax \$13.00
City Stamp 0-484-830-768 City Tax \$273.00

GIT

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THE GRANTOR(S), DING DING HOLDINGS LLC, a limited liability company, of the City of Chicago County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Federico Espinoza Bautista (GRANTEE'S ADDRESS) 5834 N. Whipple Ave., Chicago, Illinois 60659 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 46 (EXCEPT THE STREET) IN BLOCK 3 IN E. P. STEVEN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2, OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 TOWNSHIP 39-NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of real estate. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-09-117-009-0000
Address(es) of Real Estate: 5237 W. Ohio St., Chicago, Illinois 60644

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Dated this 9th day of April, 2024

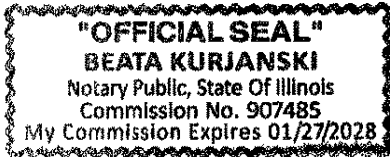
Hongbing Ding

DING DING HOLDINGS LLC, a limited liability company by:
 Hongbing Ding
 Manager/Member

STATE OF IL, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Hongbing Ding, Manager/Member of DING DING HOLDINGS LLC, a limited liability company, personally known to me to be the same person(s) whose name(s) 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 9 day of April, 2024



[Signature]

(Notary Public)

Prepared By: Victoria I. Perez, P.C.
 Attorney at Law
 4126 N. Lincoln Ave., Unit 1
 Chicago, Illinois 60618

Mail To:
Federico Espinoza Bautista
5300 W. Ferdinand St.
Chicago, IL 60644

REAL ESTATE TRANSFER TAX		10-Apr-2024	
		COUNTY:	13.00
		ILLINOIS:	26.00
		TOTAL:	39.00
16-09-117-009-0000		20240401672574 2-003-824-176	

REAL ESTATE TRANSFER TAX		10-Apr-2024	
		CHICAGO:	195.00
		CTA:	78.00
		TOTAL:	273.00 *
16-09-117-009-0000		20240401672574 0-184-830-768	

Name & Address of Taxpayer:
 Federico Espinoza Bautista
 5300 W. Ferdinand St
 Chicago, Illinois 60644

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