

UNOFFICIAL COPY

Warranty Deed

ILLINOIS STATUTORY

MAIL TO:

Victor Costea
33 W. Ontario St, Unit 30I
Chicago, IL 60654

NAME & ADDRESS OF TAXPAYER:

Victor Costea
33 W. Ontario St, Unit 30I
Chicago, IL 60654

Doc#: 2412120245 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/30/2024 1:32 PM Pg: 1 of 2

Dec ID 20240401686766

ST/Co Stamp 0-837-101-872 ST Tax \$205.00 CO Tax \$102.50

City Stamp 0-287-885-616 City Tax \$2,152.50

THE GRANTOR(S)

Sean Kwon and **Hanna Kim**, husband and wife as joint tenants of the Cook County of the State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, **CONVEY(S) AND WARRANT(S)** to **Victor Costea**, divorced and not remarried man, at 33 W. Ontario St, Unit 30I, Chicago, IL 60654 of the County of Cook and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

PARCEL 1: UNIT 15-D IN THE RESIDENCES AT MILLENNIUM CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MILLENNIUM CENTRE SUBDIVISION, BEING A RESUBDIVISION OF ALL OF LOTS 1 THROUGH 16, BOTH INCLUSIVE, IN BLOCK 17 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOGETHER WITH BLOCK 26 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, BOTH INCLUSIVE IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RESPECTIVELY, ALL TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN 188.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 26 AFORESAID ; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0319510001, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 0319203102.

Commonly known as: 33 W. Ontario S, Unit 15D, Chicago, IL 60654

Permanent Index Number(s): 17-09-234-043-1283

Subject To: general real estate taxes not yet due and payable; and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 23875171-IL

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the state of Illinois. TO HAVE AND TO HOLD the above granted premises in fee simple unto the parties of the second part forever.

Dated this 29 day of April, 2024.

Sean Kwon
Sean Kwon

Hanna Kim
Hanna Kim

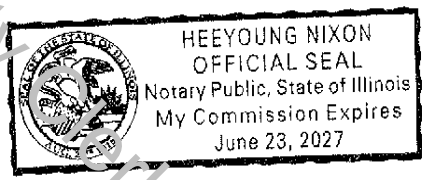
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Sean Kwon** and **Hanna Kim**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the instrument as 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 notaries seal, this 29th day of April, 2024.

Heeyoung Nixon
Notary Public

My commission expires on 6/23/2027.



This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

PREPARED BY:
SISUN LAW LLC
3400 Dundee Rd. Suite 250
Northbrook, IL 60062