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**WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenancy**

Doc#: 2413020136 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 10:21 AM Pg: 1 of 3

Dec ID 20240501695231

ST/Co Stamp 0-365-025-584 ST Tax \$116.00 CO Tax \$58.00

City Stamp 0-519-231-792 City Tax \$1,218.00

Prepared by:

Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia
Orland Park, IL 60462

Mail to:

ROGER TSANG
2912 S. Westworth Ave
Chicago, IL 60616

Name and Address of Taxpayer:

Yuejin Tan
Timothy Xu
7201 Sandy Lane
Tinley Park, IL 60477

THE GRANTOR(S), **Pristine Partners LLC**, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Yuejin Tan**, _____ and **Timothy Xu**, _____, of 7201 Sandy Lane, Tinley Park, IL 60477, not as tenants in common nor tenants by the entirety, but as **JOINT TENANTS**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 for the year 2023 and subsequent years;

Permanent Real Estate Index Number(s): 20-14-202-076-1509

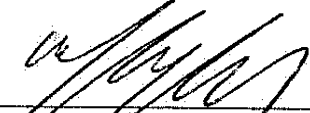
Address(es) of Real Estate: 1450 E. 55th PL., #627S, Chicago, IL 60637

Warranty Deed

Chicago Title 24GSC319187OP AV 10F1

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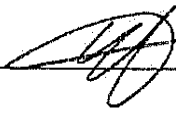
Dated this 26th day of April, 20 24.

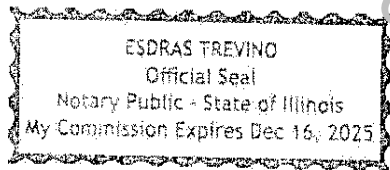
X 
Min Sok Lee, a member of
Pristine Partners LLC

STATE OF IL, COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Min Sok Lee, as member of **Pristine Partners LLC**, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as he/she 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 26th day of April, 20 24.

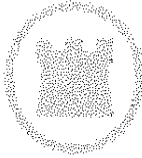
 (Notary Public)



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC319187OP

For APN/Parcel ID(s): 20-14-202-076-1509

UNIT NUMBER 627'S IN UNIVERSITY PARK CONDOMINIUM AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17, 18, 19 AND PART OF LOT 12 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1; ALSO PART OF LOT 22 IN BLOCK 57 AND PART OF LOT 22 AND OF LOT 3 IN BLOCK 58 IN HYDE PARK SUBDIVISION, ALL IN THE SOUTHEAST 1/4 OF SECTION 11 AND THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24684928, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Proposed Cook County Clerk's Office