

# UNOFFICIAL COPY

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## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2413619054 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/15/2024 11:10 AM Pg: 1 of 3

### Prepared by:

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

Dec ID 20240501601728

ST/Co Stamp 1-360-790-832 ST Tax \$128.50 CO Tax \$64.25

City Stamp 1-352-137-008 City Tax \$1,349.25

### Mail to:

Law office of Mark Edison  
1415 W 22<sup>nd</sup> St. tower floor  
Oakbrook IL 60523

### Name and Address of Taxpayer:

Meijuan Xia  
1401 E. 55<sup>th</sup> St., #202N  
Chicago, IL 60615

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 **Meijuan Xia**, a single person, in fee simple, of 1401 E. 55<sup>th</sup> St., Unit 202N, Chicago, IL 60615, 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): 20-14-202-076-1102

Address(es) of Real Estate: 1401 E. 55th St. #412N, Chicago, IL 60615

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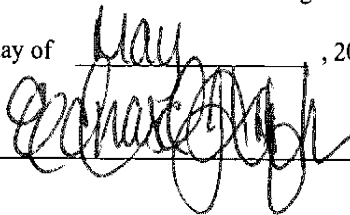
Dated this 10<sup>th</sup> day of May, 20 24

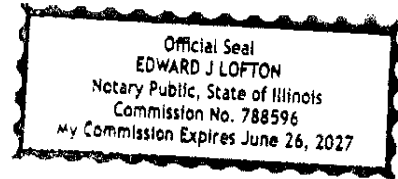
X   
Min Sok Lee, as member of  
Pristine Partners LLC

STATE OF Illinois, 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 10<sup>th</sup> day of May, 20 24

 (Notary Public)



Permanent Real Estate Index Number(s): 20-14-202-076-1102

Address(es) of Real Estate: 1401 E. 55th St. #412N, Chicago, IL 60615

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## LEGAL DESCRIPTION

Order No.: 24GSC319186OP

For APN/Parcel ID(s): 20-14-202-076-1102

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PARCEL 1: UNIT NUMBER 412-N IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17, 18 AND 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 SOUTH EAST 1/4 OF SECTION 11 AND THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24684928, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE TO PARKING SPACE 11-CW, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID AND CONTAINED IN THE AMENDMENT TO DECLARATION RECORDED SEPTEMBER 10, 2010 AS DOCUMENT NO. 1025329047.

Cook County Clerk's Office