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1/2 Chicago Title
24GND 044 201PK

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Angela M. Latino and Daniel J. Latino
3130 70th Street Southwest
Naples, FL 34105



2415923051

Doc# 2415923051 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/7/2024 10:25 AM

PAGE: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTORS Angela M. Latino and Daniel J. Latino, a married couple, of 3130 70th Street Southwest, Naples, FL 34105, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Xinyue Liu, of 512 North McClurg Court, Chicago, IL 60611, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-24-305-091-0000

Property Address: 2957 West Cornelia Avenue, #1, Chicago, IL 60618

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

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 not due and payable at the time of Closing.

Dated this 8th day of May, 2024.

Angela M. Latino

Daniel J. Latino

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P
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SC
INT

REAL ESTATE TRANSFER TAX 03-Jun-2024



COUNTY: 355.00
ILLINOIS: 710.00
TOTAL: 1,065.00

13-24-305-091-0000

| 20240501617541 | 0-257-930-544

REAL ESTATE TRANSFER TAX

03-Jun-2024



CHICAGO: 5,325.00
CTA: 2,130.00
TOTAL: 7,455.00 *

13-24-305-091-0000 | 20240501617541 | 1-501-590-832

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

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THE FOLLOWING DESCRIBED TRACT OF LAND IN THE CORNELIA COURT TOWNHOME ASSOCIATION: THAT PART OF PARTS OF BLOCK 5 AND BLOCK 6 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NUMBER 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCKS 5 AND 6); THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST 131.49 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 23 SECONDS EAST 30.21 FEET; THENCE NORTHERLY 94.17 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 423.43 FEET CONCAVE WESTERLY AND WHOSE CHORD BEARS NORTH 08 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 93.98 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 20 SECONDS EAST 38.58 FEET TO THE SOUTH LINE OF WEST CORNELIA AVENUE; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF WEST CORNELIA AVENUE 45.61 FEET TO THE POINT OF BEGINNING, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF THE WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCKS 5 AND 6); THENCE SOUTH 89 DEGREES 57 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, A DISTANCE OF 34.02 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, A DISTANCE OF 44.33 FEET; THENCE NORTH 02 DEGREES 12 MINUTES 20 SECONDS EAST, A DISTANCE OF 34.05 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 23 SECONDS WEST, A DISTANCE OF 45.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF PARTY WALLS, COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR CORNELIA COURT TOWNHOME ASSOCIATION RECORDED JUNE 26, 2007 AS DOCUMENT 0717722064, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

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LEGAL DESCRIPTION

Order No.: 24GSC214025LT

For APN/Parcel ID(s): 14-20-403-063-1003 and 14-20-403-063-1014

UNITS 3 AND P-2, IN THE 3516 NORTH SHEFFIELD CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
LOTS 15 AND 16 IN THE RESUBDIVISION OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97884112; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office