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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/12/2024 10:30 AM Pg: 1 of 3

Dec ID 20240501605564
ST/Co Stamp 0-175-367-472 ST Tax \$397.50 CO Tax \$198.75
City Stamp 0-846-456-112 City Tax \$4,173.75

WARRANTY DEED ILLINOIS STATUTORY, JOINT TENANTS

AFTER RECORDING MAIL TO:

Benito Amaral and Estefania Ortiz
1151 West 14th Place, Unit 404
Chicago, Illinois 60608
PT24-99531 1/2

The Grantor(s), John Chan and Hongxia Ge, as husband and wife, in the County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey(S) and Warrant(s) to Benito Amaral, an individual, and Etefania Ortiz, an individual,* together as Joint Tenants with Right of Survivorship, in the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
*and Maria Valadez

LEGAL DESCRIPTION: (Attached Hereto)

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2024 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number: 17-20-225-050-1125 & 17-20-225-050-1151
Property Address: 1151 West 14th Place, Unit 404, Chicago, Illinois 60608

Dated this 1ST Day of MAY, 2024

X [Signature] X Hongxia Ge
John Chan Hongxia Ge

STATE OF New York, COUNTY OF Queens ss.

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, John Chan and Hongxia Ge, is/are 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 1st day of May, 2024

X [Signature]
Notary Public

YIMIN CHEN
Notary Public, State of New York
Registration No. 02CH6315534
Qualified in Queens County
Commission Expires Nov. 24, 2026

PROPER TITLE, LLC

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Taxpayer: Benito Amaral and Estefania Ortiz, 1151 West 14th Place, Unit 404, Chicago, Illinois 60608
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960

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Exhibit A / Legal Description

Parcel 1:

Unit 404 and GU-20 in the University Commons VI Condominiums, as delineated on a survey of the following described property:

Lots 1 through 24, inclusive, in South Water Market, a resubdivision in the Northeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1925, as document number 8993073, together with that part of the North 1/2 of the vacated alley lying south and adjoining said Lots 1 through 24, in Cook County, Illinois;

Which survey is attached to the Declaration of Condominium recorded September 18, 2006 as document 0626131055, together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Storage Space S-125, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0626131055, as amended from time to time.

Property of Cook County Clerk's Office