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Doc#: 2417318084 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/21/2024 10:36 AM Pg: 1 of 3

WARRANTY DEED
STATE OF ILLINOIS

Dec ID 20240301652739
ST/Co Stamp 1-704-360-240 ST Tax \$195.00 CO Tax \$97.50
City Stamp 1-167-489-328 City Tax \$2,047.50

Chicago Title
24GSC017908NA

Above Space for Recorder's Use Only

THE GRANTOR, HILARY SINKOFF, AN UNMARRIED WOMAN, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO GLENN NAKAZAWA AS TRUSTEE OF THE GLENN NAKAZAWA TRUST DATED DECEMBER 14, 1999 AND RESTATED OCTOBER 24, 2016,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 633 SOUTH PLYMOUTH COURT, UNIT 607, CHICAGO, ILLINOIS
60605-1845


PERMANENT INDEX NUMBER(S): 17-16-408-039-1040

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

May 10, 2024

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 _____ (SEAL)
 HILARY SINKOFF

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT HILARY SINKOFF IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 NOTARIAL SEAL, THIS 16 DAY OF MAY, 2024.

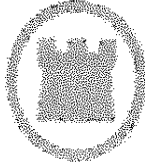
MY COMMISSION EXPIRES:



 NOTARY PUBLIC

This Instrument was Prepared By: Ryan Law Group, Ltd. 2661 North Lincoln Ave. 1 st Flr. Chicago, Illinois 60614	Send Subsequent Tax Bills to: Glenn Nakazawa and Warren Nakazawa 633 S. Plymouth Court, Unit 607 Chicago, IL 60605-1845	After Recording Mail To: 633 S Plymouth Ct Unit 604 Chicago, IL 60605
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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC017908NA

For APN/Parcel ID(s): 17-16-408-039-1040

PARCEL 1:

UNIT 607 IN THE POPE BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 17, 18, 19 AND 20 OF BRAND'S SUBDIVISION OF BLOCK 136 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09200618, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 09200617.