

UNOFFICIAL COPY

QX46T17547JPK

WARRANTY DEED

THE GRANTOR

Benjamin Saucedo,
An Unmarried Man,
1516 S. Wabash Ave, Unit 907
Chicago, IL 60605

Doc# 2417820190 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/26/2024 10:23 AM Pg: 1 of 2

Dec ID 20240601630226
ST/Co Stamp 0-456-654-128 ST Tax \$260.00 CO Tax \$130.00
City Stamp 1-979-056-944 City Tax \$2,730.00

(The Above Space for Recorder's Use Only)

of the City of Chicago, of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, does hereby CONVEY AND WARRANT to **THE GRANTEE**:


Kevin Lee
477 W. 27th Street
Chicago, IL 60616

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for 2023 and subsequent years which are not yet due and payable; building setback lines, if any; easements for public utilities, if any; terms, covenants, conditions, and restrictions of record, if any.

Property Index Number (PIN): **17-21-414-011-1044 & 17-21-414-011-1091**

Address of Real Estate: **1910 South State Street, #405, Chicago, IL 60616**

DATED this 13 day of June, 2024.

 (SEAL)

Benjamin Saucedo

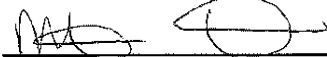
(SEAL)

State of Illinois)
County of Cook) SS

I, the undersigned, DO HEREBY CERTIFY that Benjamin Saucedo personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 13th day of June, 2024.

Commission expires 11/15/20 2026



NOTARY PUBLIC



This instrument was prepared by Frank J. Ponticelli, Esq., Ponticelli & Vito, 1480 Renaissance Dr., #209, Park Ridge, IL 60068

UNOFFICIAL COPY

Legal Description

Common Address: *1910 South State Street, #405, Chicago, IL 60616*

UNIT NUMBER 405 AND G-32 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

MAIL TO:

Lisa J. Saul, Esq
Forde & O'Meara LLP
191 N. Wacker Drive, 31st Floor
Chicago, IL 60606

SEND TAX BILL TO:

Kevin Lee
1910 South State Street, #405
Chicago, IL 60616