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WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenancy

Doc#: 2420527097 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/23/2024 2:08 PM Pg: 1 of 3

Dec ID 20240701658163

ST/Co Stamp 0-436-274-992 ST Tax \$133.00 CO Tax \$66.50

City Stamp 1-428-817-712 City Tax \$1,396.50

Prepared by:

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

Mail to:

[Handwritten signature]

Mail Recorded deliv'd

Name and Address of Taxpayer:

Dubravko Ledic
Zorica Ledic
5338 S. Shore Dr.
Chicago, IL 60615

THE GRANTOR(S), **Pristine Partners LLC, an Illinois limited liability company**, of the 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 **Dubravko Ledic and Zorica Ledic, husband and wife**, of 5338 S. Shore Dr., Chicago, IL 60615, not as tenants in common nor tenants by the entirety, but as **JOINT TENANTS**, 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

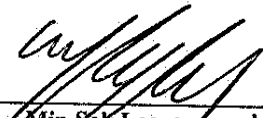
SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and General real estate taxes for the year 2023 and subsequent years;

Permanent Real Estate Index Number(s): 20-14-202-076-1096

Address(es) of Real Estate: 1401 E. 55th St., #711, Chicago, IL 60615

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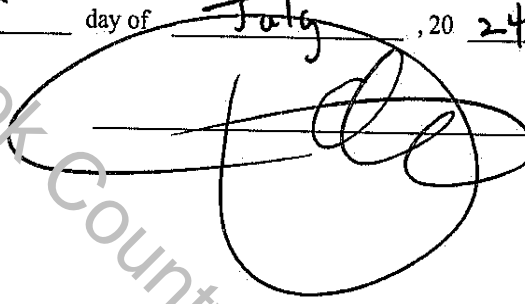
Dated this 16th day of July, 20 24.

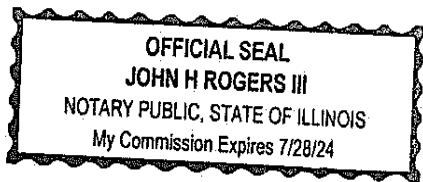
X 
Min Sok Lee, as member of
Pristine Partners LLC

STATE OF IL, 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 16th day of July, 20 24.

 (Notary Public)



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EXHIBIT "A"

Legal Description

UNIT NUMBER 711-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 LOT 3 IN BLOCK 58, IN HYDE PARK SUBDIVISION, ALL IN THE SOUTHEAST 1/4 OF SECTION 11, AND THE NORTHEAST 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, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF INDOOR PARKING SPACE 23-BW A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 24684928 IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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