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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2420828134 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/26/2024 10:19 AM Pg: 1 of 3

Dec ID 20240701659118
ST/Co Stamp 1-554-368-304 ST Tax \$118.50 CO Tax \$59.25
City Stamp 0-474-662-704 City Tax \$1,244.25

Prepared by:

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

Mail to:

Meijuan Xia
1401 E 55th St #202N
Chicago, IL 60615

Name and Address of Taxpayer:

Meijuan Xia
1401 E. 55th St., #202N
Chicago, IL 60615

THE GRANTOR(S), **Pristine Partners LLC, an Illinois limited liability company**, 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 **Meijuan Xia**, a single person, in fee simple, of 1401 E. 55th St., Unit 202N, Chicago, IL 60615, 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): 20-14-202-076-1187

Address(es) of Real Estate: 1451 E. 55th St., #821N, Chicago, IL 60615

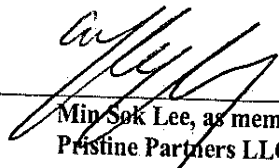
Chicago Title

246503191890P

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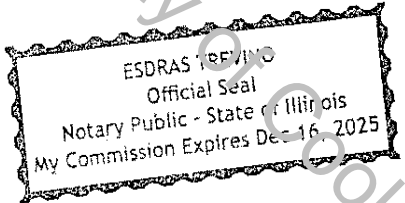
Dated this 6th day of July, 2024.

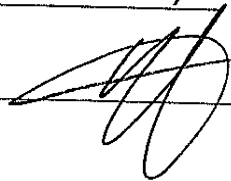
X 
Min Sok Lee, as member of
Pristine Partners LLC

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 6 day of July, 2024.



 (Notary Public)

Permanent Real Estate Index Number(s): 20-14-202-076-1187

Address(es) of Real Estate: 1451 E. 55th St., #821N, Chicago, IL 60615

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC319189OP

For APN/Parcel ID(s): 20-14-202-076-1187

UNIT NUMBER 821-N IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10, 13, 17, 18, 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 OF 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.

Cook County Clerk's Office