

# UNOFFICIAL COPY



WARRANTY DEED  
Illinois Statutory  
(Individual to Individual)

10F3

Doc# 2421210003 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 7/30/2024 9:40 AM  
PAGE: 1 OF 3

AFTER RECORDING MAIL TO:  
Susan J. Kim LLC  
21660 W. Field Pkwy., Ste. 118  
Deer Park, IL 60010

SEND SUBSEQUENT TAX BILLS TO:  
Yeona Chun and Paul John Park  
2324 W. Wolfram St.  
Chicago, IL 60618

T124-31J60FA

Above space for recording use only.

THE GRANTOR; Julie R. Gibbons, married to Jonathan Klein, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEY and WARRANT to Yeona Chun and Paul John Park, a married couple, of 512 N. McClurg Ct., Apt. 805, Chicago, IL 60611, not as Joint Tenants, not as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE "EXHIBIT A" ATTACHED HERETO

Permanent Real Estate Index Number: 14-30-116-051-0000  
Address of Real Estate: 2324 W. Wolfram St., Chicago, IL 60618

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; ~~acts done by or suffered through Buyer; all special governmental taxes or assessments - confirmed and unconfirmed;~~ homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

SIGNATURES & NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

This instrument was prepared by:

Ashen Law Group  
217 N. Jefferson St., Suite 601  
Chicago, IL 60661  
(312) 655-0800

REAL ESTATE TRANSFER TAX		30-Jul-2024
	CHICAGO:	5,722.50
	CTA:	2,289.00
	TOTAL:	8,011.50 *

14-30-116-051-0000 | 20240701656172 | 0-520-775-472

\* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		30-Jul-2024
	COUNTY:	381.50
	ILLINOIS:	763.00
	TOTAL:	1,144.50

14-30-116-051-0000 | 20240701656172 | 1-404-856-112

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WARRANTY DEED SIGNATURE PAGE 1 OF 1

Dated this 12 day of July, 2024

Julie R. Gibbons  
Julie R. Gibbons

Jonathan Klein  
Jonathan Klein, for the sole purpose of  
waiving the right of Homestead.

STATE OF ILLINOIS )  
  ) SS.:  
COUNTY OF COOK )

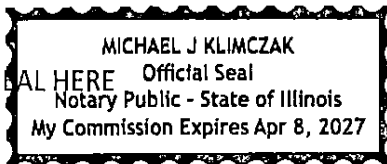
I, MICHAEL J. KLIMCZAK, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julie R. Gibbons and Jonathan Klein, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any such right exists.

Given under my hand and official seal, this 12<sup>th</sup> day of July, 2024

My commission expires on Apr 8, 2027

Michael Klimczak  
NOTARY PUBLIC

IMPRESS NOTARY SEAL HERE



Property of Cook County Clerk's Office

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First American Title™

Exhibit A

File No.: TT24-31560FA

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

Parcel 1: That Part of Lots 11, 12 and 13 in Block 9 in "CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO" in the West Half of the Northwest Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded as Document 1012323, Bounded by a line described as follows: Commencing at the Southwest Corner of said Lot 18; Thence North 89 Degrees 54 Minutes 25 Seconds East, along the North Line of West Wolfram Street, a Distance of 162.00 Feet, Thence North 00 Degrees 00 Minutes 00 Seconds East, 10.59 Feet; Thence North 90 Degrees 00 Minutes 00 Seconds East, Perpendicular to the last described course 24.37 Feet, Thence North 00 Degrees 00 Minutes 00 Seconds East, Perpendicular to the last described course, 60.47 Feet to the point of beginning for the Parcel herein described: Thence North 90 Degrees 00 Minutes 00 Seconds West, Perpendicular to the last described course, 50.10 Feet: Thence North 00 Degrees 00 Minutes 00 Seconds East, Perpendicular to the last described course, 21.50 Feet, Thence North 90 Degrees 00 Minutes 00 Seconds East, Perpendicular to the last described course, 50.10 Feet, Thence South 00 Degrees 00 Minutes 00 Seconds East, Perpendicular to the last described course, 21.50 Feet to the point of beginning, all in Cook County, Illinois.

Parcel 2: Easements for ingress and egress created by Declaration of Covenants, Conditions, Restrictions and Easements for River Walk Townhomes Phase II Homeowners Association recorded August 25, 2002 as Document Number 0020929677 and by Declaration of Easements and Covenants for the RIVER WALK LOFTS CONDOMINIUM, the RIVER WALK TOWNHOMES CONDOMINIUM and the TAMARACK AT RIVER WALK TOWNHOMES recorded March 9, 2000 as Document 00170099.

14-30-116-051-0000

2324 W WOLFRAM STREET, Chicago, IL 60618