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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2422624224 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/13/2024 10:04 AM Pg: 1 of 3

Dec ID 20240801677122

ST/Co Stamp 0-785-403-696 ST Tax \$182.00 CO Tax \$91.00

City Stamp 1-322-274-608 City Tax \$1,911.00

Prepared by:

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

Mail to:

Jahly

mail to #

Name and Address of Taxpayer:

UPC Park Inc
23135 Wabash Ave
Chicago, IL 60616

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 **UPC Park, INC, an Illinois Corporation**, in fee simple, of _____, 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 2024 and subsequent years;

Permanent Real Estate Index Number(s): 20-14-202-076-1398

Address(es) of Real Estate: 1400 E. 55th PL, #315S, Chicago, IL 60637

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Dated this 8th day of August, 20 24.

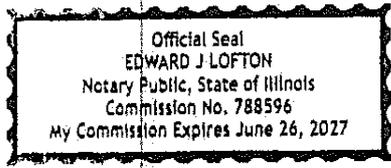
X *[Signature]*
Min Sok Lee, as member of
Pristine Partners LLC

STATE OF Illinois, 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8th day of August, 20 24.

[Signature] (Notary Public)



Permanent Real Estate Index Number(s): 20-14-202-076-1398

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LEGAL DESCRIPTION

Order No.: 24GSC3192050P

For APN/Parcel ID(s): 20-14-202-076-1398

PARCEL 1: UNIT 315-S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24684928, IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO PARKING SPACE 12DW, BEING A LIMITED COMMON ELEMENT OF THE UNIT AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION.

Property of Cook County Clerk's Office