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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2424214309 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/29/2024 10:01 AM Pg: 1 of 3

Dec ID 20240801689239
ST/Co Stamp 0-312-409-904 ST Tax \$119.00 CO Tax \$59.50
City Stamp 1-877-212-976 City Tax \$1,249.50

Prepared by:

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

Mail to:

RuiHeng Gu
1451 E. 55th St., #422N
Chicago, IL 60615

Name and Address of Taxpayer:

RuiHeng Gu
1451 E. 55th St., #422N
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 **RuiHeng Gu**, _____, in fee simple, of 39 Pinewood Grove, Singapore, 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): 20-14-202-076-1192

Address(es) of Real Estate: 1451 E. 55th St., #422N, Chicago, IL 60615

Chicago Title

247163120800

lot 1

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Dated this 22nd day of August, 20 24.

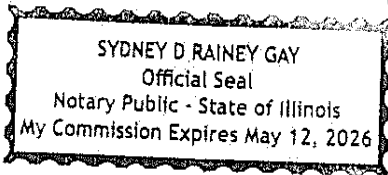
X *[Signature]*
Min Sok Lee, as member of
Pristine Partners LLC

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 22 day of August, 20 24.

[Signature] (Notary Public)



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC319208OP

For APN/Parcel ID(s): 20-14-202-076-1192

UNIT NUMBER 422-"N", IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10, 13, 17 TO 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 QUARTER OF SECTION 11, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM, RECORDED BY 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.

Clerk's Office