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Doc#: 1212404000 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2012 08:20 AM Pg: 1 of 4

WARRANTY DEED

JA 3927001-PI
Touhii

THE GRANTOR, Dimpas Group, LLC, an Illinois limited liability company, through its sole manager, Peter K. Ng, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Coru 465, LLC, an Illinois limited liability company, in the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers: 17-28-103-002-0000
17-28-103-007-0000

Address of Real Estate: 465 West Cermak Road, Chicago, Illinois 60616

Dated this 24 day of April, 2012

Dimpas Group, LLC,
an Illinois Limited Liability Company

By: Peter K. Ng
Peter K. Ng, Manager

REAL ESTATE TRANSFER 04/26/2012



CHICAGO: \$24,000.00
CTA: \$9,600.00
TOTAL: \$33,600.00

17-28-103-002-0000 | 20120401604287 | 8JG1YG

REAL ESTATE TRANSFER 04/26/2012



COOK \$1,600.00
ILLINOIS: \$3,200.00
TOTAL: \$4,800.00

17-28-103-002-0000 | 20120401604287 | 354N1P

Box 400-CTCC

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

The undersigned, a Notary Public in and for said County, in State aforesaid, do hereby certify that Dimpas Group, LLC, an Illinois liability company by Peter K. Ng, as manager, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be the manager of Dimpas Group, LLC, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of April, 2012.



[Handwritten Signature]

Notary Public

This instrument was prepared by Grant Schumann, LLC, 230 West Monroe Street, Suite 240, Chicago, Illinois 60606.

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Philip Wong, Attorney at Law
70 West Madison Street, Suite 1500
Chicago, Illinois 60602

mail: ↗

Property of Cook County Clerk's Office

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EXHIBIT 'A' **Legal Description**

PARCEL ONE: That part of the Northwest Quarter of Section 28, Township 39 North, Range 14, East of the Third P.M. which lies South of and adjoining 22nd Street between Grove Street and the South branch of the Chicago River and is bounded on the North by 22nd Street, on the East by the West line of Grove Street as the West line of said Grove Street was established by the decree of the Circuit Court of Cook County, Illinois, entered May 11, 1883, in burnt records Case No. 254; on the South by the South Branch Addition to Chicago, and on the West by the South branch of the Chicago River; also

PARCEL TWO: Lots one (1), two (2), three (3) and four (4) in Block 3 in South Branch Addition to Chicago (excepting from said premises that portion thereof conveyed to the Sanitary District of Chicago by Warranty Deed from Seaverns Elevator Co. dated July 21, 1904 and recorded July 27, 1904 in Book 8719, Page 289, as Document 3571373 and excepting also from Lots 1, 2, 3 and 4 in Block 3 aforesaid that part thereof conveyed to The Cuneo Press Inc., a corporation of Illinois, by deed recorded July 31, 1947 as Document 14112901)

Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Dimpas Group, LLC, being duly sworn on oath, states that
resides at 1801 South Canal Street, Suite Chicago, IL 60606. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Laurie P. Lee, Attorney

SUBSCRIBED and SWORN to before me

this 25th day of April, 2012.

Linda Tyrrell
Notary Public

