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Please return to:
Wallace K. Moy
53 W. Jackson, #1564
Chicago, Illinois 60604



Doc#: 1506445023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 11:56 AM Pg: 1 of 4

Send subsequent tax bill to:
McKinley Gardens Townhomes
c/o Erickson Management
13301 S. Ridgeland Ave, #B
Palos Height, IL 60463
Prepared by:
Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED

THE GRANTOR, MCKINLEY GARDENS II, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10,000) Dollars, in hand paid, hereby grants, remises, and conveys to McKinley Gardens Townhome: Owners Association, ~~husband and wife~~, GRANTEE(S), of Chicago, Illinois, not as ~~joint tenants or tenants in common, but as tenants by the entirety~~, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto.


See attached legal description

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the local municipality; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals; (i) covenants, conditions, easements and restrictions contained in the McKinley Garden Townhomes Declaration and as amended; and (j) encroachments which does not materially interferes with the use of the Property as a townhome.

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

Dated this 21st day of August, 2014.

MCKINLEY GARDENS II, LLC, an Illinois limited liability company

BY: 
MAO MEI, ITS MEMBER

City of Chicago
Dept. of Finance
683620



Real Estate
Transfer
Stamp
\$0.00

3/5/2015 11:31
dr00347

Batch 9,510,886

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mao Mei, member of McKinley Gardens II, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such member, he signed and delivered the said instrument, pursuant to authority given by said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of August, 2014.



Charlene Chang

Notary Public

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

EXCEPT TRACKS 62-69 FROM SAID PARCEL 1 TAKEN AS A TRACT THAT PROPERTY DESCRIBED AS FOLLOWS: THAT PART OF BLOCK 31 LYING EAST OF A LINE 100 FEET OF AND PARALLEL WITH THE EAST LINE OF THE RIGHT OF WAY OF THE PITTSBURGH CINCINNATI AND ST LOUIS RAILWAY COMPANY IN SAMUEL J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO PARCEL 2: A STRIP OF LAND 20 FEET IN WIDTH LYING NORTHEASTERLY OF AND ADJOINING THE EAST LINE OF SAID BLOCK 31 IN SAMUEL J. WALKER'S SUBDIVISION AFORESAID; ALSO PARCEL 3: A STRIP OF LAND 7 FEET IN WIDTH LYING SOUTHEASTERLY OF AND ADJOINING BLOCK 31 WEST OF THE WEST LINE OF SOUTH WESTERN AVENUE AND EAST OF A LINE PARALLEL WITH AND 100 FEET EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI, AND ST LOUIS RAILWAY COMPANY IN SAMUEL J. WALKER'S SUBDIVISION AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE N $68^{\circ}23'09''$ E ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3, 158.44 FEET; THENCE N $21^{\circ}36'51''$ W, 11.05 FEET TO THE POINT OF BEGINNING; THENCE N $68^{\circ}42'48''$ E 19.95 FEET; THENCE N $21^{\circ}22'35''$ W 1.00 FEET; THENCE N $68^{\circ}37'59''$ E 35.00; THENCE S $21^{\circ}22'35''$ E 1.01 FEET; THENCE N $68^{\circ}38'30''$ E 39.45 FEET; THENCE N $21^{\circ}22'35''$ W 1.06 FEET; THENCE N $68^{\circ}40'38''$ E 35.00 FEET; THENCE S $21^{\circ}22'35''$ E 1.05 FEET; THENCE N $68^{\circ}27'36''$ E 19.90; THENCE N $21^{\circ}22'34''$ W 36.75 FEET; THENCE S $68^{\circ}37'25''$ W 149.29 FEET; THENCE S $21^{\circ}30'48''$ E 36.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 16-36-201-090-0000

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 5, 2015

Signature: *Charlie Clay*
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 5th day of March, 2015
Notary Public *Eileen Schwaller*

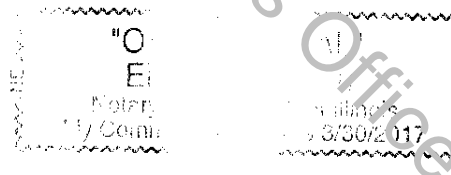


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date March 5, 2015

Signature: *Charlie Clay*
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 5th day of March, 2015
Notary Public *Eileen Schwaller*



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

