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Doc#: 1525710007 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2015 09:43 AM Pg: 1 of 7

This Instrument Prepared by:

Peter T. Wall, Esq.
Petacque & Wall, LLC
1200 North Ashland Avenue
Suite 600
Chicago, Illinois 60622

After Recording Return to:

Donald Hyun Kiolbassa Attorney
at Law, Ltd.
70 West Madison Street
Suite 1400
Chicago, Illinois 60602
Attention: Donald Hyun
Kiolbassa

Send Subsequent Tax Bills to:

Laizhi Qian
1935 South Archer Avenue
Unit 421
Chicago, Illinois 60616

This space reserved for Recorder's use only.

15017843 NC CT 10/1 NWC

SPECIAL WARRANTY DEED

This Indenture is made as of the 25th day of August, 2015, by **KYPWSL, LLC**, an Illinois limited liability company ("Grantor"), whose address is 1200 North Ashland Avenue, Suite 600, Chicago, Illinois 60622, to **LAIZHI QIAN**, a single person ("Grantee"), whose address is 1935 South Archer Avenue, Unit 421, Chicago, Illinois 60616;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See **Exhibit A** attached hereto and made a part hereof

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Box 400

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TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

REAL ESTATE TRANSFER TAX 26-Aug-2015



COUNTY:	131.25
ILLINOIS:	262.50
TOTAL:	393.75

17-21-414-011-1153 | 20150801619043 | 1-109-170-048

REAL ESTATE TRANSFER TAX 26-Aug-2015



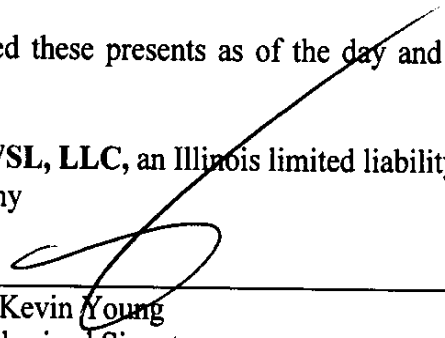
CHICAGO:	1,968.75
CTA:	787.50
TOTAL:	2,756.25

17-21-414-011-1153 | 20150801619043 | 1-001-297-792

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

KYPWSL, LLC, an Illinois limited liability company

By: 
Name: Kevin Young
Its: Authorized Signatory

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

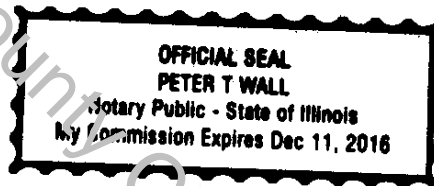
I, Peter T. Wall, a Notary Public in and for the County and State aforesaid, do hereby certify that Kevin Young, as Authorized Signatory of KYPWSL, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 27th day of August, 2015.

Peter T. Wall

Notary Public

My Commission Expires:



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EXHIBIT A

LEGAL DESCRIPTION

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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LEGAL DESCRIPTION

Unit number 421 and G-70, in Pointe 1900 on State Condominium, as delineated on a survey of the following described tract of Land:

Lots 1 to 7 both inclusive, together with the vacated 30 foot alley lying east of and adjoining east Line of said Lot 6 and lying west of and adjoining the west line of said Lots 2 to 5, both inclusive, in Block 32 in Canal Trustees New Subdivision of Blocks in East fractional Southeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as exhibit "E" to the declaration of Condominium recorded as document number 0421739021, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Common Address: 1935 South Archer Avenue, Unit 421 (Garage Space G-70), Chicago, Illinois 60616

PINs: (i) 17-21-414-011-1153; and (ii) 17-21-414-011-1201

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. All rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for 1900 Pointe Condominium, recorded as Documents No. _____ as may be amended from time to time, the same as though the provisions of said Declaration were recited and stipulated at length herein, and the Bylaws associated therewith.
2. General real estate taxes not yet due and payable at the time of closing.
3. Covenants, conditions and restrictions of record which are not currently violated and which do not impair use of the real estate as a condominium residence.
4. Public utility easements.
5. All special governmental taxes or assessments confirmed and unconfirmed.
6. Any acts done or suffered by or through Grantee.

Office of Cook County Clerk's Office