

UNOFFICIAL COPY



WARRANTY DEED

This agreement, made this 2nd day of December, 2015, between **NORTH SHORE HOLDINGS LTD.** a corporation 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, and **Sheng Chen**, an unmarried man.

Doc#: 1534250047 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/08/2015 01:09 PM Pg: 1 of 3

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, forever, all the following described real estate, situated and described as follows, to wit

1515672 1/2

SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 1929 S. Tom Pkwy., Chicago, IL 60616

PIN: 17-21-435-039-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20____ and subsequent years.


Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.



IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

NORTH SHORE HOLDINGS LTD.

By: _____

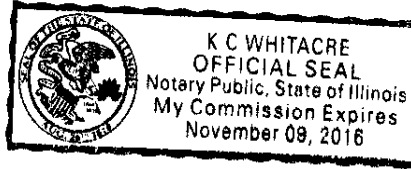
It's President

REAL ESTATE TRANSFER TAX		07-Dec-2015
	CHICAGO:	2,906.25
	CTA:	1,162.50
	TOTAL:	4,068.75
17-21-435-039-0000 20151201648322 1-845-756-992		

REAL ESTATE TRANSFER TAX		07-Dec-2015
	COUNTY:	193.75
	ILLINOIS:	387.50
	TOTAL:	581.25
17-21-435-039-0000 20151201648322 0-503-579-712		

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STATE OF ILLINOIS)
COUNTY OF Cook) SS



I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth Kenovic, personally known to me to be the President of **North Shore Holdings LTD.**, an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President, he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of December, 2015

Commission expires 11/9, 2015, [Signature]
NOTARY PUBLIC

This instrument prepared by : Whitacre & Stefanuzuk LLC 6841 W. Belmont Ave Chicago, IL 60634

MAIL TO: SHENG CHEN
1929 S. TOM PKWY
CHICAGO, IL 60616

SEND SUBSEQUENT TAX BILLS TO:
SHENG CHEN
1929 S. TOM PKWY
CHICAGO, IL 60616

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Fidelity National Title Insurance Company
COMMITMENT FOR TITLE INSURANCE

File No: 1515672 Reference No:

EXHIBIT A

Legal:

PARCEL 1: LOT 23 IN SANTE FE GARDEN III, BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSHORE COMMONS II RECORDED AS DOCUMENT NUMBER 0010358538 AS AMENDED.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS FOR TOM PARKWAY TOWNHOMES RECORDED AS DOCUMENT NUMBER 0010358536 AND ALL AMENDMENT THERETO.

Address: 1929 S. Tom Pkwy., Chicago, IL 60616

PIN #: 17-21-435-039-0000

PIN #:

PIN #:

Township: South Chicago

Property of Cook County Clerk's Office