

UNOFFICIAL COPY

Please return to:

Philip Chow

2323 S. Wentworth Ave

Chicago, Illinois 60616



Doc#: 1609618009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/05/2016 09:21 AM Pg: 1 of 3

Send subsequent tax bill to:

Lianxiang Zhang

3505 S. Maplewood, Unit 5

Chicago, Illinois 60632

Prepared by:

Wallace K. Moy

53 W. Jackson, Suite 1564

Chicago, Illinois 60604

SPECIAL WARRANTY DEED

THE GRANTOR, MCKINLEY SQUARE DEVELOPMENT, 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 (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to LIANXIANG ZHANG AND WEI WEI WANG, of 4401 South Artesian Avenue, 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 Square Townhomes I 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.

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LMM
1609618009

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Dated this 29th day of March, 20 16.

**MCKINLEY SQUARE DEVELOPMENT, LLC, an Illinois
limited liability company**

BY: _____

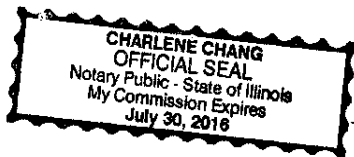
Che Mei Wong
CHE MEI WONG

ITS: MEMBER


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 Che Mei Wong, as the member of McKinley Square Development 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 29th day of March, 20 16.



Charlene Chang
Notary Public

REAL ESTATE TRANSFER TAX		30-Mar-2016
	CHICAGO:	2,257.50
	CTA:	903.00
	TOTAL:	3,160.50 *

REAL ESTATE TRANSFER TAX		30-Mar-2016
	COUNTY:	150.50
	ILLINOIS:	301.00
	TOTAL:	451.50

16-36-405-001-0000 | 20160301682195 | 1-415-534-144
* Total does not include any applicable penalty or interest due.

16-36-405-001-0000 | 20160301682195 | 1-073-636-928

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 83 THROUGH 91, BOTH INCLUSIVE, AND THE NORTH 6.38 FEET OF LOT 92, ALSO THE NORTH 6.38 FEET OF THE WEST 87.0 FEET OF LOT 73 AND THE WEST 87.0 FEET OF LOTS 74 THROUGH 82, BOTH INCLUSIVE TOGETHER WITH THE NORTH-SOUTH 20 FOOT VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 83 THROUGH 91, BOTH INCLUSIVE, AND THE NORTH 6.38 FEET OF LOT 92 AND WEST OF AND ADJOINING SAID LOTS 74 THROUGH 82, BOTH INCLUSIVE, AND THE NORTH 6.38 FEET OF LOT 73, IN EVAN'S SUBDIVISION OF LOTS 1 TO 20 INCLUSIVE, IN THE TOWN OF BRIGHTON IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID LOT 83); THENCE NORTH 89°-47'-20" EAST ALONG THE NORTH LINE OF SAID TRACT, 105.16 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF W. 35TH STREET) TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89°-47'-20" EAST, 23.66 FEET; THENCE SOUTH 00°-00'-00" EAST, 44.78 FEET; THENCE SOUTH 89°-58'-35" WEST, 23.66 FEET; THENCE NORTH 00°-00'-00" WEST, 44.70 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION FOR MCKINLEY SQUARE TOWNHOMES 1 RECORDED AS DOCUMENT NUMBER 1531722037.

Commonly known as: 3505 S. Maplewood Avenue, Unit 5, Chicago, Illinois 60632

Permanent Index Number: 16-36-405-001-0000 (undivided)