

UNOFFICIAL COPY

Please return to:

Philip Chow
2323 S. Wentworth Avenue
Chicago, Illinois 60616



Doc#: 1620910171 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/27/2016 12:26 PM Pg: 1 of 3

Send subsequent tax bill to:

Lung Kong Tin Yee Association
of Chicago
232-236 W. 22nd Place, Unit 232-3
Chicago, Illinois 60616

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED

THE GRANTOR, KINGS CHINATOWN 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 **LUNG KONG TIN YEE ASSOCIATION OF CHICAGO, an Illinois not for profit organization**, 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.

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 Kings Condominium 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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REAL ESTATE TRANSFER TAX	08-Jul-2016
CHICAGO:	2,025.00
CTA:	810.00
TOTAL:	2,835.00 *

REAL ESTATE TRANSFER TAX	08-Jul-2016
COUNTY:	135.00
ILLINOIS:	270.00
TOTAL:	405.00

17-28-202-024-0000 | 20160701627764 | 1-333-144-896

17-28-202-024-0000 | 20160701627764 | 2-110-991-680

* Total does not include any applicable penalty or interest due.

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PARCEL 1:

UNIT NUMBER 232-3 IN THE KINGS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOT 42 IN WALLER'S SUBDIVISION OF THE NORTH 18.122 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL B: LOT 43 IN WALLER'S SUBDIVISION OF THE NORTH 18.122 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 17, 2016 AS DOCUMENT NO. 1616929000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 1616929000.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Numbers: 17-28-202-024-0000 and 17-28-202-025-0000

Commonly known as 232-236 W. 22nd Place, Unit 232-3, Chicago, Illinois 60616