

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

This document was prepared by  
Shelly Burke  
Sterling Bay, LLC  
1040 W. Randolph Street  
Chicago, Illinois 60607

When recorded return to  
Alloy Property Company 2, LLC  
c/o Hudson Americas, L.P.  
2711 N. Haskell Avenue, Suite 1800  
Dallas, TX 75204  
Attn: Legal Department



Doc# 1634829040 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2016 12:36 PM PG: 1 OF 4

(Above Space for Recorder's Use Only)

The Grantors, CHEN-FU KAO and MAY-FAY KAO, husband and wife, having an address of 1048 Illinois Road, Wilmette, IL 60091, for the consideration of Ten (\$10.00) dollars, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable considerations in hand paid, does hereby GRANT, REMISE, RELEASE, ALIEN, AND CONVEY to ALLOY PROPERTY COMPANY 2, LLC, a Delaware limited liability company, having its principal office at c/o Hudson Americas, L.P., 2711 N. Haskell Avenue, Suite 1800, Dallas Texas 75204, (the "Grantee") the real property more particularly described on Exhibit A, attached hereto and made a part hereof (the "Property"), situated in the County of Cook in the State of Illinois, subject to the Permitted Exceptions set forth on Exhibit B, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, and to Grantee's successors and assigns, forever.

And Grantor for itself and its successors and assigns that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, and through no other, subject to the matters, covenants, conditions, restrictions and notices set forth in Exhibit B attached hereto and by this reference made a part hereof.

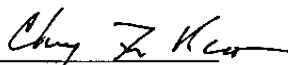
PIN: 14-32-302-010-0000

Address of Real Estate: 1837 N Elston Avenue, Chicago, Illinois 60642

Exempt under provisions of Paragraph L Section 3-33-060  
Chicago Real Property Transfer Tax Code

12-9-16

Date

  
Buyer, Seller or Representative

[Signature page follows.]

Bm

#8983265 02 EZ

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Dated this 9th day of December, 2016.

Chen-Fu Kao  
Chen-Fu Kao

May-Fay Kao  
May-Fay Kao

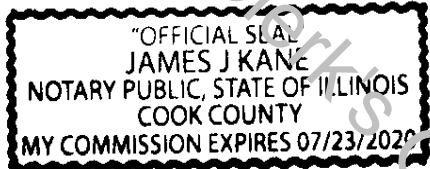
STATE OF ILLINOIS

COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CHEN-FU KAO AND MAY-FAY KAO, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.



Given under my hand and official seal, this 9th day of December, 2016


James J Kane  
NOTARY PUBLIC



SEND FUTURE TAX BILLS TO:

Alloy Property Company 2, LLC  
c/o Hudson Americas, L.P.  
2711 N. Haskell Avenue, Suite 1800  
Dallas, TX 75204  
Attn: Legal Department

REAL ESTATE TRANSFER TAX		13-Dec-2016
	COUNTY:	880.00
	ILLINOIS:	1,760.00
	TOTAL:	2,640.00
14-32-302-010-0000   20161201688039   1-150-183-616		

REAL ESTATE TRANSFER TAX		13-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-32-302-010-0000   20161201688039   1-187-858-624		

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

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## EXHIBIT A

THE SOUTH 5 FEET OF LOT 7 AND LOTS 8, 9 AND 10 IN THE SUBDIVISION OF LOT 1 OF BLOCK 17 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-302-010-0000

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Property of Cook County Clerk's Office

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## EXHIBIT B

Taxes for 2016 and all subsequent years, not yet due and payable.

Property of Cook County Clerk's Office

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RECORDER OF DEEDS**

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