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WARRANTY DEED



Doc# 1912122053 Fee \$40.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2019 04:17 PM PG: 1 OF 2

The GRANTOR, Sunshine Property Services, LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS, (\$10.00) and for other valuable consideration in hand paid, conveys and warrants to the GRANTEEES, Ron She, a married man, and Sanna Chen, a married woman, as Joint Tenants with Right of Survivorship, all interest in the following real estate 3327 W Pierce Ave, Chicago, Illinois 60651, situated in Cook County in the State of Illinois, hereby releasing and waiving all rights under, and by virtue of the Homestead Laws of the State of Illinois, to have and to hold, all and singular, the described property, together with the tenements, hereditaments, and

appurtenances belonging to such property, or in anyways appertaining, and any rents, issues, and profits of such property to GRANTEE, and GRANTEE's heirs and assigns forever the property known as:

Permanent Index Number (PIN): 10-02-206-011-0000

Address(es) of Real Estate: 3327 W Pierce Ave, Chicago, Illinois 60651

LEGAL DESCRIPTION:

LOT 11 IN BLOCK 3 IN PIERCE'S HUMBOLT PARK ADDITION, A SUBDIVISION OF THE EAST 1/2 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, as itemized in Exhibit A, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2019 and subsequent years

** Also known as S. Sanna Chen*

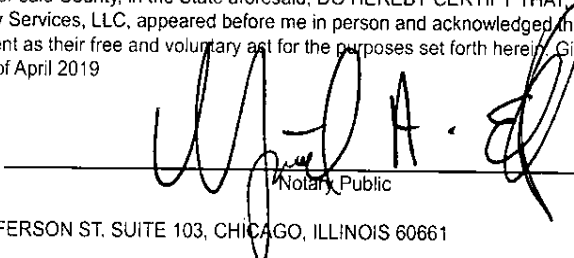

DATED THIS 26th day of April 2019

Theo Eilo, duly authorized agent for Sunshine Property Services, LLC



ACKNOWLEDGEMENT
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 Theo Eilo, duly authorized agent for Sunshine Property Services, LLC, appeared before me in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the purposes set forth herein. Given under my hand and notarial seal this 26th day of April 2019



Notary Public

PREPARED BY: EV HAS LLC, 218 N. JEFFERSON ST. SUITE 103, CHICAGO, ILLINOIS 60661

AFTER RECORDING RETURN TO: Graham Conatser 55 W Monroe St, Ste 3330 Chicago, IL 60603

Mail Tax Bill To: S. Sanna Chen and Ron She / P.O. Box 922 Niles, IL 60714



SB


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EXHIBIT A

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of closing;
2. Covenants, conditions and restrictions of record;
3. Private, public and utilit easements and roads and highways, if any;
4. Special taxes and assessments for improvements not yet completed and for improvements already completed;
5. Building setback lines and building restrictions of record;
6. Zoning and building laws and ordinances;
7. Party walls, party wall rights and agreements, if any;
8. Existing leases or tenancies and all rights thereunder of the lessees and of any person or entity claiming by, through or under the lessees or as to any person in possession thereof;
9. Acts done or suffered by or through the Grantee; and
10. Any other unwaived exceptions on the title commitment.

| REAL ESTATE TRANSFER TAX | | 01-May-2019 |
|---|---|--------------------------------|
|  |  | COUNTY: 347.25 |
| | | ILLINOIS: 690.50 |
| | | TOTAL: 1,047.75 |
| 16-02-206-011-0000 | | 20190501662552 1-538-706-336 |

| REAL ESTATE TRANSFER TAX | | 01-May-2019 |
|---|----------|--------------------------------|
|  | CHICAGO: | 5,238.75 |
| | CTA: | 2,095.50 |
| | TOTAL: | 7,334.25 * |
| 16-02-206-011-0000 | | 20190501662552 0-148-440-992 |

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