

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko Law, P.C.
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Doc#: 1912608123 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/06/2019 01:14 PM Pg: 1 of 3

Dec ID 20190501665017
ST/CO Stamp 0-312-076-192 ST Tax \$610.00 CO Tax \$305.00
City Stamp 0-524-806-048 City Tax: \$6,405.00

THE GRANTOR, **5083 N. KIMBERLY, INC.**, 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, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENATES AND CONVEYS unto THE GRANTEE, **TRAM K. DOAN** and **PHILIP Y. TSANG**, married to each other, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 129 IN DOTY BROTHERS AND GORDON'S ADDITION TO MONTROSE, IN JAMES H. REE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-10-312-010-0000

Address of Real Estate: 5083 N. Kimberly Ave., Chicago, IL 60630

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 Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate 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 real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

[Signature Page Follows]

UNOFFICIAL COPY

EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable at the time of Closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the real estate as a single-family residence;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
5. Grantor's one (1) year limited warranty waiving the implied warranty of habitability between Grantor and Grantee;
6. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
7. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
8. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 3rd day of May, 2019.

5083 N. KIMBERLY, INC.

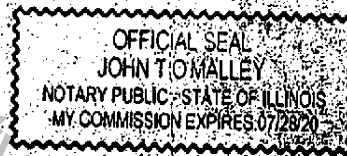
By: Alexander Demchenko
Authorized Agent

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 Alexander Demchenko, being the duly authorized agent of 5083 N. Kimberly, Inc., 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 acknowledged that as such authorized agent, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 3rd day of May, 2019.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		06-May-2019
	CHICAGO:	4,575.00
	CTA:	1,830.00
	TOTAL:	6,405.00 *
13-10-312-010-0000 20190501865017 0-524-808-048		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		06-May-2019
	CHICAGO:	4,575.00
	COOK COUNTY:	510.00
	TOTAL:	5,085.00
13-10-312-010-0000 20190501865017 0-524-808-048		

AFTER RECORDING, MAIL TO:

Team Dawn & Philip Tsang
5083 N. Kimberly Ave
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Team Dawn & Philip Tsang
5083 N. Kimberly Ave
Chicago, IL 60630