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1919355248

Special Warranty Deed ILLINOIS

Doc# 1919355248 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2019 02:49 PM PG: 1 OF 3

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

Above Space for Recorder's Use Only

67/83/5

THIS AGREEMENT between Lily Pond LLC C Series, an Illinois Limited Liability Company, party of the first part, and Hui W. Zhao, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Members of said company, by these persons does REMISE, RELEASE, A LIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider at attached as page 3 hereto)*

Together with all improvements located thereon and all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversionary remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments, improvements, and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Hui W. Zhao its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19-01-305-004-0000

Address(es) of Real Estate: 2949 W 43rd St., Chicago, IL 60632

REAL ESTATE TRANSFER TAX

12-Jul-2019



CHICAGO:	862.50
CTA:	345.00
TOTAL:	1,207.50 *

19-01-305-004-0000 | 20190701623649 | 1-172-240-480

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

REAL ESTATE TRANSFER TAX

12-Jul-2019



COUNTY:	57.50
ILLINOIS:	115.00
TOTAL:	172.50

19-01-305-004-0000 | 20190701623649 | 0-317-323-360

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The date of this deed is July 8, 2019.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Real Estate Counsel, on the date stated herein.

Lily Pond LLC C Series
an Illinois Limited Liability Company



By: Elka Nelson, Real Estate Counsel

Property of Cook County Clerk's Office

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elka Nelson personally known to me to be the Real Estate Counsel of Lily Pond LLC C Series, 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 severally acknowledged that as such Real Estate Counsel, she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her 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 July 8, 2019

(Impress Seal Here)
(My Commission Expires 9/23/19)


Notary Public

This instrument was prepared by:
Elka Nelson
Lily Pond LLC C Series
180 North LaSalle Suite 300
Chicago, Illinois 60601

Send subsequent tax bills to:
Hui W Zhao
2949 W 43rd St
Chicago, IL 60632

Recorder-mail recorded document to:
PHILIP CHOW
2323 S. WENTWORTH
CHICAGO, IL 60616

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LEGAL DESCRIPTION

LOT SIX(6) IN CLARK'S SUBDIVISION OF THE WEST HALF OF BLOCK EIGHT(8) IN STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION ONE(1), TOWNSHIP THIRTY-EIGHT(38) NORTH, RANGE THIRTEEN(13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office