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1931655339D

Doc# 1931655339 Fee \$88.00

THSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2019 02:12 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

Freedom Title Corporation
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008
1/2 jh
67/8460

THE GRANTOR, WINICK PROPERTY DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, remises, releases, aliens, and conveys to LING LIU, a married woman, of 2035 W. Evergreen Ave., in the the City of Chicago, County of Cook, State of Illinois ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

And the Grantor, for itself, and its successors, does covenants, promises and agrees, to and with Grantee, 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 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 THE MATTERS IDENTIFIED ON EXHIBIT A ATTACHED HERETO.

THE REAL ESTATE CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

Permanent Real Estate Index Number: 14-29-207-004-0000

Address of Real Estate: 3051 N. Racine Avenue, Chicago, IL 60657 ("Real Estate")

REAL ESTATE TRANSFER TAX 12-Nov-2019



CHICAGO: 6,375.00
CTA: 2,550.00
TOTAL: 8,925.00 *

14-29-207-004-0000 | 20191101636915 | 0-543-580-512

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

REAL ESTATE TRANSFER TAX 12-Nov-2019



COUNTY: 425.00
ILLINOIS: 850.00
TOTAL: 1,275.00


14-29-207-004-0000 | 20191101636915 | 1-919-005-024

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Dated this 8th day of Nov., 2019.

Winick Property Development, LLC,
a Delaware limited liability company

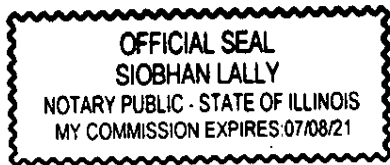
By: ICM Properties, Inc.,
an Illinois corporation,
its Manager


By: 
Adam Winick, its Vice President

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 Adam Winick, not individually, but as Vice President of ICM PROPERTIES, INC, an Illinois corporation, as Manager of WINICK PROPERTY DEVELOPMENT, LLC, a Delaware limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal the 30 day of October, 2019.




Notary Public

This instrument was prepared by:

Chad M. Poznansky, Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, Illinois 60601

UPON RECORDING RETURN TO:

Michael Wasserman
Michael H. Wasserman, P.C.
105 W. Madison St., Ste. 401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Quantum Properties
2035 W Evergreen
Chicago IL 60622

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Exhibit A

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE AS OF THE DATE HEREOF;
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE;
3. GRANT OF EASEMENT MADE BY WINICK PROPERTY DEVELOPMENT IN FAVOR OF COMCAST OF CHICAGO, ITS SUCCESSORS AND ASSIGNS RECORDED AUGUST 31, 2012 AS DOCUMENT NO. 1224410054;
4. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.

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LEGAL DESCRIPTION

LOT 44 IN THE SUBDIVISION OF BLOCK 5 IN THE SUBDIVISION OF BLOCK 2 AND 3 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF THE REAL ESTATE:

3051 N. Racine Avenue, Chicago, IL 60657

PERMANENT IDENTIFICATION NUMBER:

14-29-207-004-0000

Property of Cook County Clerk's Office