

# UNOFFICIAL COPY

2000023-335

Please return to:

1 of 1



\*20063170480\*

Mark Family Holdings, LLC  
347 W. 29<sup>th</sup> Street  
Chicago, Illinois 60616

Doc# 2006317048 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 10:12 AM PG: 1 OF 5

Send subsequent tax bill to:

Mark Family Holdings, LLC  
347 W. 29<sup>th</sup> Street  
Chicago, Illinois 60616

Prepared by:

Wallace K. Moy  
53 W. Jackson, Suite 1564  
Chicago, Illinois 60604

## SPECIAL WARRANTY DEED

THE GRANTOR(S), **SKYRIVER CANAL DEVELOPMENT LLC**, an Illinois limited liability company, **M FAMILY HOLDING LLC**, an Illinois limited liability company, and **RACINE PROPERTIES LLC**, an Illinois limited liability company 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 (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **MARK FAMILY HOLDINGS, LLC**, an Illinois limited liability company of 347 W. 29<sup>th</sup> Street, Chicago, Illinois, GRANTEE(S), as joint tenant or tenants in common, all of Grantors' right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto.

SUBJECT TO:(a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals, (i) any exceptions to title which are insured over by Title Insurer, and (j) Declaration of Easement, Restrictions, and Covenants for Canal Plaza Condominium as recorded and amended.

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

S  
P  
S  
M  
SC  
E  
INT

REAL ESTATE TRANSFER TAX 03-Mar-2020

	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00

17-28-104-006-0000 | 20200201619367 | 0-784-820-064

REAL ESTATE TRANSFER TAX 28-Feb-2020

	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835.00 *

17-28-104-006-0000 | 20200201619367 | 1-836-050-272

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

# UNOFFICIAL COPY

Dated this 21<sup>st</sup> day of February, 2020

**SKYRIVER CANAL DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

BY:   
\_\_\_\_\_ DAN MARK

**ITS: MANAGER**

**M FAMILY HOLDING LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

BY:   
\_\_\_\_\_ MEE FONG TAM MARK

**ITS: SOLE MEMBER**

**RACINE PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

BY:   
\_\_\_\_\_ MEE FONG TAM MARK

**ITS: SOLE MEMBER**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 Dan Mark, as the sole manager of Skyriver Canal Development LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such manager, he/she signed and delivered the said instrument, pursuant to authority given by said company, as his/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, this 21<sup>st</sup> day of February, 2020.



Charlene Chang  
Notary Public

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 Mee Fong Tam Mark, as the sole member of M Family Holding LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such member, he/she signed and delivered the said instrument, pursuant to authority given by said company, as his/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, this 21<sup>st</sup> day of February, 2020.



Charlene Chang  
Notary Public

# UNOFFICIAL COPY

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 Mee Fong Tam Mark, as the sole member of Racine Properties LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such member, he/she signed and delivered the said instrument, pursuant to authority given by said company, as his/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, this 21<sup>st</sup> day of February, 2020.



Charlene Chang  
Notary Public

County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNITS 210 AND 212 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN COMMON ELEMENTS, IN THE CANAL PLAZA CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, AND COVENANTS FOR CANAL PLAZA CONDOMINIUM RECORDED NOVEMBER 8, 2019 AS DOCUMENT NUMBER 1931216052, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Numbers: 17-28-104-006-0000; 17-28-104-007-0000; 17-28-104-008-0000; 17-28-104-009-0000; 17-28-104-031-0000; 17-28-104-033-0000; and 17-28-104-035-0000 (2019 undivided subject to 2020 division)

Commonly known as: 2252 S. Canal Street, Unit 210 and Unit 212, Chicago, Illinois 60616