

UNOFFICIAL COPY

Doc#. 2021020017 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/28/2020 09:18 AM Pg: 1 of 3

Dec ID 20200601606885
ST/CO Stamp 1-475-257-056 ST Tax \$410.00 CO Tax \$205.00
City Stamp 2-005-807-840 City Tax: \$4,305.00

FIRST AMERICAN TITLE
FILE # 3036931

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SPECIAL WARRANTY
DEED

GRANTOR

RIVERBEND REAL ESTATE
INVESTMENTS, LLC., an
Illinois limited liability
company, having the address
of 4450 South Morgan,
Chicago, Illinois 60609,

for and in consideration of the
sum of TEN and NO/100
(\$10.00) DOLLARS and
other good and valuable
consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS with special limited warranties to GRANTEEES, TEH CHAN, FRANCIS LO, HUIMIN
MEI, as tenants in common, having an address of 2848 S. PITNEY COURT, CHICAGO,
ILLINOIS 60608, the following described Real Estate situated in the County of Cook, in the State
of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-29-309-054-0000

Common Address of Real Property: 2848 S. PITNEY COURT
CHICAGO, ILLINOIS 60608

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

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LEGAL DESCRIPTION

Legal Description: THAT PART OF BLOCKS 16 AND 17 LYING NORTHWESTERLY OF THE CHICAGO ALTON AND ST. LOUIS RAILROAD COMPANY, IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THAT PART OF BLOCK 16 CONVEYED BY BARNEY MCKENNA AND WIFE TO CITY OF CHICAGO BY DEED DATED MARCH 19, 1877 AND RECORDED APRIL 6, 1877 IN BOOK 727, PAGE 638 AS DOCUMENT 128993) AND LYING SOUTHEASTERLY OF A STRAIGHT LINE (AND A SOUTHWESTERLY PROLONGATION THEREOF) DRAWN FROM A POINT IN THE NORTHEASTERLY LINE OF SAID BLOCK 17 WHICH IS 124.61 FEET SOUTHEASTERLY OF THE NORTH LINE OF SAID BLOCK 17 TO A POINT IN THE SOUTHWESTERLY LINE OF SAID BLOCK 17 WHICH IS 125.58 FEET SOUTHEASTERLY OF THE WEST CORNER OF SAID BLOCK 17, SAID LINE HEREINAFTER REFERRED TO AS LINE "A", DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF BLOCK 17 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SAID SECTION; THENCE SOUTH 32 DEGREES 55 MINUTES 6 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID BLOCK, BEING ALSO THE SOUTHWEST LINE OF LOCK STREET, 370.59 FEET TO THE NORTHWEST LINE OF THE CHICAGO, ALTON AND ST. LOUIS RAILROAD COMPANY; THENCE SOUTH 55 DEGREES 36 MINUTES 54 SECONDS WEST, ALONG SAID NORTHWEST LINE, 449.34 FEET; THENCE NORTH 32 DEGREES 55 MINUTES 6 SECONDS WEST 81.84 FEET TO A POINT OF BEGINNING; THENCE SOUTH 57 DEGREES 4 MINUTES 54 SECONDS WEST 66.30 FEET; THENCE NORTH 32 DEGREES 55 MINUTES 6 SECONDS WEST 20.00 FEET; THENCE NORTH 57 DEGREES 4 MINUTES 54 SECONDS EAST 66.30 FEET; THENCE SOUTH 32 DEGREES 55 MINUTES 6 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-29-309-054-0000 (Vol. 517)

Property Address: 2848 South Pitney Court, Chicago, Illinois 60608

Department of Cook County Clerk's Office