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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

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,

(Tng Above Space for Recorder's Use Only)

CONVEYS with special limited warranties to GRANTEES, 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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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 1 (xC day of 1.2 , 2020.

RIVERBEND REAL ESTATE INVESTMENTS, LLC An Illinois Limited Liability Company

BY:

STATE OF ILLINOIS

)SS

COUNTY OF COOK

I, the undersigned, a Noticy Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael A. Tadin, Jr., Authorized Representative of Riverbend Real Estate investments, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this (14) day of _

DEBORAH MITADIN

Official Seal

ry Public

Notary Public - State of Illinois My Commission Expires Feb 4, 2021

10/4'S OFFICE

PREPARED BY:

Marc A. Cervantes Cervantes Chatt & Prince P.C. 100 N. LaSalle St, Suite 2207 Chicago, IL 60602

AFTER RECORDING, MAIL TO:

George Sarikos & Associates P.C. 3310 S. Halstead Street, Chicago, IL 60608

MAIL SUBSEQUENT TAX BILLS TO:

Teh Chan, Francis Lo, Huimin Mei 2848 S. Pitney Court, Chicago, IL 60608

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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; THEN E 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. JOUIS 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 ('/ol. 517)

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