

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

Doc# 2032201051 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2020 04:01 PM PG: 1 OF 3

This SPECIAL WARRANTY DEED is made as of the 12<sup>th</sup> day of November 2020, between 3409 Investors LLC, an Illinois limited liability company, with its address at 3412 W. Fullerton Avenue, Chicago, IL 60647 (the "Grantor"), and 3409 Fullerton LLC, an Illinois limited liability company with its address at 3215 W. Fullerton Avenue, Chicago, IL 60647 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS unto the Grantee, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 1, 2, 3 AND THE NORTH 14.00 FEET OF LOT 4 IN BLOCK 1 IN ALLPORT'S SUBDIVISION OF THE NORTH 3/8 OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-35-202-017-0000

Address: 3409 W. Fullerton Avenue, Chicago, IL 60647

This is not Homestead property.

SUBJECT TO the following: general real estate taxes for the year 2020 and subsequent years not yet due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases and tenancies; and those matters set forth on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, subject as aforesaid, the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, their successors and assigns forever; and Grantors do covenant and agree to WARRANT and FOREVER DEFEND the above-described premises against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under said Grantors, their successors and assigns, but not otherwise.

3  
N  
N  
N  
N

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and date first above written.

**GRANTOR:**

3409 Investors, LLC, an Illinois limited liability company

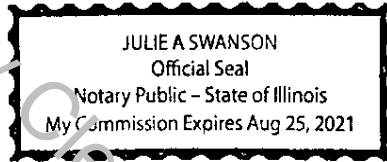
By: Renlin Xia  
Name: Renlin Xia  
Title: Manager

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Renlin Xia, as Manager of 3409 Investors, LLC, an Illinois limited liability company, the Grantor under the foregoing instrument, personally known or identified 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 and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19 day of October 2020.

By: [Signature]  
Notary Public

[SEAL]



Commission Expires: Aug 25, 2021

**THIS INSTRUMENT WAS PREPARED BY:**

Dorothy M. Culhane, Esq.  
1910 S. Indiana Avenue  
Unit 623  
Chicago, IL 60616

**AFTER RECORDING PLEASE MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:**

REAL ESTATE TRANSFER TAX	13-Nov-2020
CHICAGO:	14,250.00
CTA:	5,700.00
<b>TOTAL:</b>	<b>19,950.00 *</b>

13-35-202-017-0000 | 20201001634229 | 1-285-151-712

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

REAL ESTATE TRANSFER TAX	13-Nov-2020
COUNTY:	950.00
ILLINOIS:	1,900.00
<b>TOTAL:</b>	<b>2,850.00</b>

13-35-202-017-0000 | 20201001634229 | 1-835-310-048

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## EXHIBIT A

### PERMITTED EXCEPTIONS

1. Any exception arising out of an act of Purchaser or its representatives, agents, employees or independent contractors.
2. Taxes for the year 2020 and subsequent years, to the extent not yet due and payable.
3. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
4. Encroachment of the building located on the Land, over and onto the public right-of-way north and adjacent, by varying distances up to approximately 0.11 feet as shown on plat of survey made by JHL Land Surveying Inc. coordinated by GRS Group dated February 21, 2020, and designated Job No. 20-280-100.
5. Encroachment of the building located on the Land, over and onto the public right-of-way east and adjacent, by varying distances up to approximately 0.32 feet as shown on plat of survey made by JHL Land Surveying Inc. coordinated by GRS Group dated February 21, 2020, and designated Job No. 20-280-100.
6. Encroachment of the bay windows located on the 2nd floor of the 3 story brick building on the Land, onto the public way north, northeast and east and adjoining by undisclosed measurements as shown on plat of survey made by JHL Land Surveying Inc. coordinated by GRS Group dated February 21, 2020, and designated Job No. 20-280-100.
7. Encroachment of the sign overhang located mainly on the Land onto the public way north and adjoining by an undisclosed measurement as shown on plat of survey made by JHL Land Surveying Inc. coordinated by GRS Group dated February 21, 2020, and designated Job No. 20-280-100.
8. Encroachment of the 2 fire escapes located mainly on the Land onto the public way north and adjoining by an undisclosed measurement as shown on plat of survey made by JHL Land Surveying Inc. coordinated by GRS Group dated February 21, 2020, and designated Job No. 20-280-100.