

# UNOFFICIAL COPY

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Chicago Title / Rm



Doc# 2035613145 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2020 03:32 PM PG: 1 OF 3

## WARRANTY DEED

206NWS47256Pk

(192)

ILLINOIS

Individual to Individual

The GRANTOR,

KASPER DEVELOPMENT LLC 4223,

an Illinois Series Limited Liability Company,

of the City of Chicago, County of Cook, State of Illinois, for and in

consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable

consideration, in hand paid, CONVEY and WARRANT to GRANTEES, ABBY MAO,

a single woman and the following described Real Estate situated in the County of Cook in the State of Illinois, to wit;

\* Chengchun Mao, a married man, as

JOINTS Tenants

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO: (1) real estate taxes for the year 2020 and subsequent years;

(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 property.

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

PERMANENT INDEX NUMBER: 20-04-123-009-0000

ADDRESS OF REAL ESTATE: 4225 S. Halsted street  
Chicago, IL 60609

Dated October 21<sup>st</sup>, 2020.

Kasper Development LLC 4223 Series,  
By:

By: Joseph Skiba Member/Manager

### REAL ESTATE TRANSFER TAX 02-Nov-2020

	CHICAGO:	3,391.00
	CTA:	1,356.00
	TOTAL:	4,746.00 *

20-04-123-009-0000 | 20201001636487 | 1-457-916-896

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

### REAL ESTATE TRANSFER TAX 02-Nov-2020

		COUNTY:	226.00
		ILLINOIS:	452.00
		TOTAL:	678.00

20-04-123-009-0000 | 20201001636487 | 1-945-400-288

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STATE OF ILLINOIS            )  
   )  
 COUNTY OF COOK            )

SS

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joseph Skiba, Member/Manager of **KASPER DEVELOPMENT LLC 4223 SERIES, an Illinois Limited Liability Company**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that it appeared before me this day in person and acknowledge that it signed, sealed and delivered said instrument as its free and voluntary act, for the uses and purposes therein forth.

GIVEN under my hand and official seal, this 21<sup>st</sup> day of October, 2020.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



AFTER RECORDING MAIL TO:  
 Abby Mao  
 4225 S Halsted  
 Chicago, IL ~~60609~~ 60609

SEND SUBSEQUENT TAX BILLS TO:  
 Abby Mao  
 4225 S. Halsted  
 Chicago, IL 60609

DEED PREPARED BY:    KOLPAK & GRCIC, LLC  
                                   6767 N. Milwaukee Ave #202, Niles, IL 60714

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Clerk's Office

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## EXHIBIT A

Order No.: 20GNW547256PK

**For APN/Parcel ID(s): 20-04-123-009-0000, and**

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THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

COMMENCING AT THE POINT ON THE NORTH RIGHT OF WAY LINE FOR W. 43RD STREET AND THE EAST RIGHT OF WAY LINE FOR S. HALSTED STREET, THENCE NORTH 01 DEGREES, 35 MINUTES, 04 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE 190.15 FEET FOR THE POINT OF BEGINNING THENCE CONTINUING NORTH 01 DEGREES 35 MINUTES, 04 SECONDS WEST 23.5 FEET; THENCE NORTH 88 DEGREES, 17 MINUTES, 50 SECONDS EAST 118.83 FEET; THENCE SOUTH 01 DEGREES 35 MINUTES 59 SECONDS EAST 23.75 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 50 SECONDS WEST 118.84 FEET TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS.

Office of Cook County Clerk's Office