

UNOFFICIAL COPY

Doc#: 2105601247 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2021 09:31 AM Pg: 1 of 4

Please return to:

Alfred S. Dynia
710 W. Higgins Road
Ste 103
Park Ridge, Illinois 60068

Dec ID 20201001645461
ST/CO Stamp 0-004-637-712 ST Tax \$506.00 CO Tax \$253.00
City Stamp 1-065-796-624 City Tax: \$5,313.00

Send subsequent tax bill to:

Xudong Wang
3241 S. Stewart Avenue
Chicago, Illinois 60616

Prepared by:

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

SPECIAL WARRANTY DEED

THE GRANTOR(S), **WILLIAM J. BARBARO**, of 1540 W. 44th Street, Chicago, Illinois 60609, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **XUDONG WANG** of 1013 W. 31st Street, Chicago, Illinois, GRANTEE(S), 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 ditches, feeders and laterals, (i) Armour Square Townhome Declaration and as amended; and (j) any exceptions to title which are insured over by Title Insurer.

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.

1/2
Cook County Clerk's Office
2220 Hicks Road
Suite 206
Rolling Meadows, IL 60008

6719/01

UNOFFICIAL COPY

Special Warranty Deed
Page 2

Dated this 3rd day of February, 2021.



WILLIAM J. BARBARO

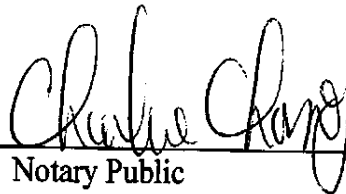
Property of Cook County Clerk's Office

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 William J. Barbaro, who is(are) personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he(he)(they) signed and delivered said instrument as his(her)(their) own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of February, 2021.





Notary Public

REAL ESTATE TRANSFER TAX		05-Feb-2021
COUNTY:	253.00	
ILLINOIS:	506.00	
TOTAL:	759.00	

17-33-208-011-0000 | 20201001645461 | 0-004-637-712

REAL ESTATE TRANSFER TAX		05-Feb-2021
CHICAGO:	3,795.00	
CTA:	1,518.00	
TOTAL:	5,313.00*	

17-33-208-011-0000 | 20201001645461 | 1-065-796-624

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

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 28, 29, 30, 31, 32 AND 33 IN BLOCK 3 IN THE SUBDIVISION OF BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 28); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, 20.46 FEET TO THE PLACE OF BEGINNING, (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF SOUTH STEWART AVENUE); THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST , 20.36 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 35 SECONDS EAST, 52.50 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, 20.36 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 35 SECONDS WEST, 52.51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY , ILLINOIS.

ALSO PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED AND SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ARMOUR SQUARE TOWNHOME RECORDED JANUARY 16, 2020 AS DOCUMENT NO. 2001645055, AND CONTAINED IN WALKWAY, DRIVEWAY AND SIDEWALK EASEMENT RECORDED APRIL 22, 2016 AS DOCUMENT NO. 1611344003, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR RECORDED JANUARY 16, 2020 AS DOCUMENT NO. 2001645055, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS,

UNOFFICIAL COPY

COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

Commonly known as: 3241 S. Stewart Avenue, Chicago, Illinois 60616

Permanent Index Number: 17-33-208-011-0000 and 17-33-208-012-0000
(2020 taxes are undivided subject to 2021 division)

Property of Cook County Clerk's Office