

UNOFFICIAL COPY

Doc#: 2108317390 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2021 03:51 PM Pg: 1 of 2

Dec ID 20210201648622
ST/CO Stamp 0-238-567-952 ST Tax \$658.00 CO Tax \$329.00
City Stamp 0-184-648-208 City Tax: \$6,909.00

WARRANTY DEED

THE GRANTOR, Kasper Development LLC 2821, an Illinois series limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS AND WARRANTS to the Grantee, Haiyan Chen, of 475 West 24th Street, Chicago, Illinois, the real estate situated in the County of Cook, State of Illinois, which is legally described below, TO HAVE AND TO HOLD said premises forever. **SUBJECT TO:** (a) general real estate taxes for the year 2020 and subsequent years; (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 Purchaser; (f) applicable ordinances of the local municipality; (g) rights of way for drainage titles, ditches, feeders and laterals

Legal Description: **★ A MARRIED WOMAN**

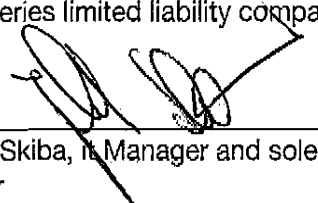
LOT 28 IN THE SUBDIVISION BY THE EXECUTOR OF THE ESTATE OF PETER QUINN, DECEASED, OF LOTS 6 (EXCEPT THE EAST 1 ACRE) AND ALL OF LOT 7 IN BLOCK 24 IN THE CANAL TRUSTEE'S SUBDIVISION OF BLOCKS IN THE SOUTH FRACTIONAL 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (P.I.N.): 17-29-413-015-0000

Address of the real estate: 2823 S. Throop Avenue, Chicago, Illinois 60608

In Witness Whereof, said Grantor has caused its name to be signed hereto by its Manager and sole Member on this 22nd day of February, 2021.

Kasper Development LLC 2821, an
Illinois series limited liability company

By: 
Joseph Skiba, its Manager and sole
Member

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ACKNOWLEDGMENT

State of Illinois)
) ss.
County of Cook)

I, Jan Ptaszek, a notary public in and for the state and county aforesaid, do hereby certify that Joseph Skiba, personally known to me to be the Manager and sole Member of Kasper Development LLC 2821, an Illinois series limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and stated under oath that he signed and delivered this instrument as the free and voluntary act of said limited liability company for the uses and purposes herein set forth, and that as Manager and sole Member of said company he was fully authorized to execute and deliver this instrument in behalf of said company.

Given under my hand and seal this 22nd day of February, 2021.



Jan Ptaszek
Notary Public

Document prepared by:
Dana A. Weber
Weber Law Office
8 South Michigan Avenue
Suite 1502
Chicago, IL 60603
(312) 781-9800
dw@danaweberlaw.com

Return recorded document to:

Haiyan Chen
2823 S Throop
Chicago IL 60608

Send Subsequent tax bills to:

Haiyan Chen
2823 S. Throop Avenue
Chicago, Illinois 60608