UNOFFICIAL COPY



WARRANTY DEED

MAIL RECORDED DEED TO:

Alfred S. Dynia Alfred S. Dynia & Associates, LLC 710 W. Higgins Rd., Ste. 103 Park Ridge, Illinois 60068

MAIL TAX BILL TO:

ABNO Property Management, LLC 210 E. Pearson St., Unit 14-A Chicago, Illino's 60611

Doc#. 2114755066 Fee: \$98.00

Karen A. Yarbrough
Cook County Clerk

Date: 05/27/2021 10:26 AM Pg: 1 of 3

Dec ID 20210501623811

ST/CO Stamp 0-315-117-840 ST Tax \$2,100.00 CO Tax \$1,050.00

City Stamp 1-423-368-464 City Tax: \$22,050.00

(Reserved for Recorders Use Only)

GRANTOR, STCC Grcup. LLC – C, an Illinois limited liability company series with a principal place of business of 713 Locust Road, Wilmette, Illinois 60091, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEYS and WARRANTS to ABNO Property Management, LLC, an Illinois limited liability company, whose principal office is located at 210 E. Pearson St., Unit 14-A, Chicago, Illinois 60611, to have and to hold, 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 Numbers: Address of Real Estate:

14-28-105-587-1016; 1017; 1018 and 1019 3125-35 N. Broadway Ave., Chicago, IL 60657

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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its Member/Manager, this 10+6 day of	Aay , 2021.
zhisheng Xu	
Zhisheng Xu, Manager, Member of STCC Groundstanding	up, LLC - C
72-23	
Tong Zhao. Manager, Member of STCC Group	
Tong Endo. Manager, Member of 3100 Group	, LLC - C
STATE OF Ilensis	
COUNTY OF Cook) SS	
I, the undersigned, a Notary Public, in and for the HEREBY CERTIFY that, Zhisrang Xu and Tong	g Zhao, Managers of STCC Group, LLC
- C, personally known to me to be a Member/Marknown to me to be the same person(s) whose na instrument, appeared before me this day in personach Member/Manager, he/she/they signed and authority given by the Members/Managers of sak voluntary act, and as the free and voluntary act a	me(s) is/are subscribed to the foregoing on and severally acknowledged that as delivered the said instrument, pursuant to company, as his/her/their free and
and purposes therein set forth.	4
Given under my hand and official seal, this <u>ોળ</u> મ	day of, 2021.
	00-
Ñ	Notary Public
	J.S.
PREPARED BY:	O _x
Robert D. Loncar	OFFICIAL OF ALL
LONCAR LAW, LTD.	OFFICIAL SEAL ROBERT D LONCAR
3501 E. 106th Street, Suite 100 Chicago, IL 60617	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/28/19
2	

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EXA

Order No.: 21GSA915063LP

For APN/Parcel ID(s): 14-28-105-087-1019, 14-28-105-087-1018, 14-28-105-087-1017 and

14-28-105-087-1016

UNITS C-1, C-2, C-3 AND C-4 IN THE BROADWAY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 99 FEET OF LOTS 1 AND 2 AND THE NORTH 99 FEET OF THE WEST 17.5 FEET OF LOT 3 IN BLOCK 4 IN OWNERS DIVISION OF 27/AUCKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTH WEST 1/4 AND THE NORTH EAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 05:3019021, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH SAID UNITES UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.