

# UNOFFICIAL COPY

Doc# 2118745217 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2021 04:00 PM Pg: 1 of 3

Dec ID 20210601655223  
ST/CO Stamp 1-626-006-800 ST Tax \$545.00 CO Tax \$272.50  
City Stamp 1-297-941-776 City Tax: \$5,722.50

## SPECIAL WARRANTY DEED

GRANTOR,

**AP Shields Property, LLC,**  
an Illinois limited liability  
company, having the  
principal office address of  
8242 Latrobe Ave, Burbank,  
IL 60459,

(The Above Space for Recorder's Use Only)

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS with special limited warranties to GRANTEES, **TONG SUN AND MINGHUI TANG**, a married couple having the current address 740 W. Fulton Street, Unit 706, Chicago, IL 60661, not as tenants in common nor as joint tenants, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

SEE ATTACHED

Permanent Real Estate Index Number:

17-33-208-001-0000 (underlying)  
17-33-208-002-0000 (underlying)  
17-33-208-003-0000 (underlying)  
17-33-208-004-0000 (underlying)

Common Address of Real Property:

3204 S Shields Avenue, Chicago, IL 60616

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements;  
General real estate taxes for the year 2020 and subsequent years

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

### REAL ESTATE TRANSFER TAX

08-Jun-2021



**CHICAGO:** 4,087.50  
**CTA:** 1,635.00  
**TOTAL:** 5,722.50 \*

17-33-208-001-0000 | 20210601655223 | 1-297-941-776

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

### REAL ESTATE TRANSFER TAX

14-Jun-2021



**COUNTY:** 272.50  
**ILLINOIS:** 545.00  
**TOTAL:** 817.50

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 3 day of June, 2021.

**AP Shields Property, LLC,  
an Illinois limited liability company**

By: [Signature]  
**Przemyslaw Mazur, Member**

By: [Signature]  
**Andrzej Slodyczka, Member**

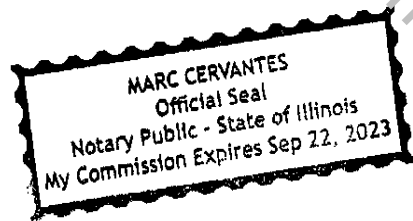
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Przemyslaw Mazur and Andrzej Slodyczka, Members of AP Shields LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 3rd day of June, 2021.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

**PREPARED BY:**  
Cervantes Chatt & Prince P.C.  
100 N. LaSalle St., Suite 2207  
Chicago, IL 60602



**AFTER RECORDING, MAIL TO:**  
Lingzhi Zhao / Zhao & Associates, P.C.  
111 W. Jackson Blvd. Ste. 1700  
Chicago, IL 60604

**MAIL SUBSEQUENT TAX BILLS TO:**  
3204 S Shields Ave, Chicago, IL 60616  
Tong Sun

# ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY  
STEWART TITLE GUARANTY COMPANY

## Exhibit A - Legal Description

THAT PART OF THE NORTH 138.33 FEET OF LOTS 40, 41, 42, 43, 44 AND 45, TAKEN AS A TRACT, IN BLOCK 3 IN THE SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 45; THENCE SOUTH 1 DEGREE 33 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF S. SHIELDS AVENUE, 48.38 FEET TO A POINT OF BEGINNING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH 1 DEGREE 33 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, 20.88 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 88 DEGREES 32 MINUTES 29 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 50.10 FEET TO THE EAST LINE OF THE WEST 74.90 FEET OF SAID LOTS; THENCE NORTH 1 DEGREE 33 MINUTES 16 SECONDS WEST, ALONG SAID EAST LINE, 20.88 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 88 DEGREES 32 MINUTES 29 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 50.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY of Cook County Clerk's Office