

UNOFFICIAL COPY

41060783
GIT (1/1)
Prepared by:

John J. Swiess
Attorney at Law
1333 Burr Ridge Parkway
Ste 200
Burr Ridge, IL 60527

After recording mail to:
M. Buford Blvd
111 W. Jackson Suite 700
Chicago, IL 60604

GRANTEE'S address:
Send future tax bills to:
M. Buford Blvd
111 W. Jackson Suite 700
Chicago, IL 60604

Doc#: 2120412017 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/23/2021 05:13 AM Pg: 1 of 2

Dec ID 20210401690709
ST/CO Stamp 1-935-662-608 ST Tax \$250.00 CO Tax \$125.00
City Stamp 1-764-212-240 City Tax: \$2,625.00

(Space Above For Recorder's Use Only)

SPECIAL WARRANTY DEED

IBC PROPERTY HOLDINGS LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by PARK SOUTH SHORE, LLC, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has CONVEYED, and by these presents does CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel in Cook County, Illinois and legally described as follows:

THE SOUTH 40 FEET OF LOT 3 AND ALL OF LOT 4 IN DIVISION 4 OF THE SOUTH SHORE SUBDIVISION OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7162 S. Exchange Ave., Chicago, IL 60649
PIN: 21-30-100-003-0000; 21-30-100-004-0000; 21-30-100-005-0000

with all improvements and located thereon and all right, title and interest, if any, that Grantor may have in and to all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances on such parcel or in any way belonging or appertaining to such parcel, whether or not situated upon or in the such parcel.

This conveyance is made by Grantor and accepted by Grantee subject to those covenants, conditions, restrictions of record; public and utility easements; visible private and public roads and

UNOFFICIAL COPY

easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of Closing, and other matters of record in the office of the County Recorder of Cook County, Illinois.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 9TH day of April, 2021.

IBC PROPERTY HOLDINGS LLC

An Illinois limited liability company

By: International Bank of Chicago, its sole member

By: [Signature]
Name: Frank Wang
Title: President & CEO

REAL ESTATE TRANSFER TAX

28-Apr-2021



COUNTY:	125.00
ILLINOIS:	250.00
TOTAL:	375.00

21-30-100-004-0000 | 20210401690709 | 1-935-662-608

REAL ESTATE TRANSFER TAX

28-Apr-2021



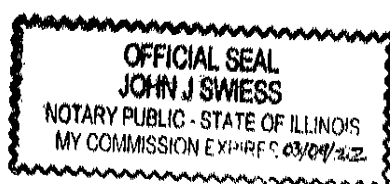
CHICAGO:	1,875.00
CTA:	750.00
TOTAL:	2,625.00 *

21-30-100-004-0000 | 20210401690709 | 1-764-212-240

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

STATE OF ILLINOIS §
 § ss.
COUNTY OF COOK §

On the 9TH day of April, 2021, before me, the undersigned, a notary public in and for said State, personally appeared Frank Wang, the President & CEO of **INTERNATIONAL BANK OF CHICAGO**, an Illinois banking corporation and sole member of IBC Property Holdings LLC, an Illinois limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that, by his/her/their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



[Signature]
Notary Public

My Commission Expires: 03/01/2022