

PRECISION TITLE

PK 21-142884

WARRANTY DEED

AFTER RECORDING MAIL TO:

Martin Chow

2640 Happy Hollow Rd
Sevierville, TN. 37862

Doc#: 2125806056 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2021 08:35 AM Pg: 1 of 3

Dec ID 20210801647035
ST/CO Stamp 0-479-219-472 ST Tax \$850.00 CO Tax \$425.00

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Martin Chow

2640 Happy Hollow Rd
Sevierville, TN. 37862

THE GRANTOR: 3012 Central, LLC, an Illinois Limited Liability Company of 3012-3014 Central Street., Evanston, IL 60201, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Martin Chow of Wheeling, IL to have and to hold the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Grantor's address: 329 2nd Boulevard Dr, Wheeling, IL 60090
SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3012-3014 Central Street., Evanston, IL 60201
PIN: 10-11-106-005-0000 and 10-11-106-006-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after 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.

CITY OF EVANSTON 031957
Real Estate Transfer Tax
PAID AUG 30 2021
AMOUNT \$ 4250.00
Agent LB

REAL ESTATE TRANSFER TAX		31-Aug-2021
COUNTY:		425.00
ILLINOIS:		850.00
TOTAL:		1,275.00

10-11-106-005-0000 | 20210801647035 | 0-479-219-472

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

Dated: Kwang En Lee
Kwang En Lee, a manager

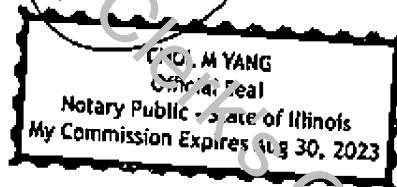
State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Kwang En Lee personally known to me to be the Manager(s) of 3012 Central, LLC, an Illinois Limited Liability Company and personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager signed, sealed and delivered the said instrument pursuant to authority given by the Board of Managers of said Company as his free and voluntary act and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of Aug 2021

Commission Expires:

[Signature]
Notary Public



NAME AND ADDRESS OF PREPARER:

Chol M. Yang
Attorney at Law
4212 Commercial Way
Glenview, IL 60025

UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC21-14289

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

Lots 5 and 6 in Block 3 in A.T. McIntosh's Central Wood Addition to Evanston, being a Subdivision of part of Fractional Section 11, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 3012-3014 Central Street, Evanston, IL 60201
Parcel ID(s): 10-11-106-005-0000, 10-11-106-006-0000,

Property of Cook County Clerk's Office