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WARRANTY DEED

Doc# 2127042113 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 03:08 PM Pg: 1 of 2

Dec ID 20210701693322
ST/CO Stamp 1-604-083-856 ST Tax \$263.00 CO Tax \$131.50
City Stamp 0-946-838-288 City Tax: \$2,761.50

THIS INDENTURE made this 28th day of July 2021 between PVONE REO LLC., an Illinois Limited Liability Company, 100 N. LaSalle St., Suite 710, Chicago, Illinois 60602, party of the first part and Zhuo Hua Xie Kuo & Victor Kuo, of 3236 S. Normal Ave., Chicago, IL 60616, as joint tenants with the right of survivorship, party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the principal of said corporation, by these presents does REMISE, RELEASE, CONVEY and WARRANT, unto said party of the second part, and his heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois and known and described as follows, to wit:

✓ Lot 6 in Block 7, in Sherman and Other's Subdivision of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

STC 12257965
IR

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: parties in possession of the subject real estate, covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer or parties in possession; all special governmental taxes or assessments confirmed and unconfirmed and all unpaid real general real estate taxes and taxes not yet due and payable at the time of closing

COMMONLY KNOWN AS: 2915 S. Princeton Ave., Chicago, IL 60616

PERMANENT INDEX NUMBER: 17-28-426-006-0000

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits, thereof, and all the estate, right, title interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments

REAL ESTATE TRANSFER TAX	08-Aug-2021
	CHICAGO: 1,972.50
	CTA: 789.00
	TOTAL: 2,761.50 *

REAL ESTATE TRANSFER TAX	23-Sep-2021
 	COUNTY: 131.50
	ILLINOIS: 263.00
	TOTAL: 394.50

17-28-426-006-0000 | 20210701693322 | 0-946-838-288

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* Total does not include any applicable penalty or interest due

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and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise, and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons, lawfully claiming or to claim the same, by, through or under it, and WILL WARRANT AND FOREVER DEFEND.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its president on the day and year first above written.

PVONE REO, LLC, an Illinois Limited Liability Company

BY: PVONE CAPITAL, LLC, an Illinois Limited Liability Company

By: [Signature]
Evan Hereras, Its Manager

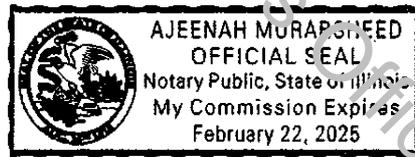
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evan Hereras, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 20th day of July 2021.

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Carter Legal Group, P.C.
225 W. Washington St. Suite 1130
Chicago, IL 60606



Mail To:

~~Zhuo Hua XieKuo & Victor Kuo~~
~~3236 S. Normal Ave.~~
~~Chicago, IL 60616~~

Wallace May
53 W. Jackson Blvd
Suite 1504
Chicago, IL 60604

Name & Address of Taxpayer:

Zhuo Hua XieKuo & Victor Kuo
3236 S. Normal Ave.
Chicago, IL 60616