

UNOFFICIAL COPY

Doc# 2127128233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2021 11:42 AM Pg: 1 of 4

Please return to:
Saichang Xu
2811 S. Archer Ave, Unit 1
Chicago, Illinois 60608

Dec ID 20210601664702
ST/CO Stamp 0-747-895-568 ST Tax \$659.00 CO Tax \$329.50
City Stamp 0-830-482-192 City Tax: \$6,919.50

Send subsequent tax bill to:
Qiankun Chen
2561 S. Hillock Avenue
Chicago, Illinois 60608

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1364
Chicago, Illinois 60604

410636486
1/2 GIT

SPECIAL WARRANTY DEED

THE GRANTOR(S), **SKYRIVER TROOP DEVELOPMENT LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and **PUI Y. CHIU** of 2918 S. Wentworth Avenue, Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **QIANKUN CHEN** of 1912 S. Lee Parkway, Chicago, Illinois, GRANTEE(S), ~~not as joint tenants or tenants in common, but as tenancy by the entirety~~, all of Grantors' right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto. *and married man*

SUBJECT TO:(a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals, and (i) any exceptions to title which are insured over by Title Insurer.

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

This is not homestead property.

UNOFFICIAL COPY

Special Warranty Deed
Page 2

Dated this 21st day of June, 2021

**SKYRIVER THROOP DEVELOPMENT LLC, AN
ILLINOIS LIMITED LIABILITY COMPANY**



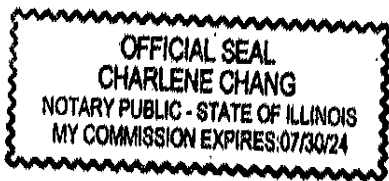
BY: _____
DAN MARK

ITS: MANAGER

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 Dan Mark, as the sole manager of Skyriver Throop Development LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such manager, he/she signed and delivered the said instrument, pursuant to authority given by said company, as his/her 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 June, 2021





Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 8 IN AAA RESIDENCES PLAT OF RESUBDIVISION BEING A RESUBDIVISION IN THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2561 S. Hillock Avenue, Chicago, Illinois 60608

Permanent Index Number: 17-29-402-048-0000

Property of Cook County Clerk's Office