

UNOFFICIAL COPY

1271063 1/2 S.H.

Please return to:

Richard Kim
8930 Waukegan Road, #210
Morton Grove, Illinois 60053

Doc#: 2128006156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2021 10:33 AM Pg: 1 of 3

Dec ID 20210801629923
ST/CO Stamp 0-944-951-440 ST Tax \$399.00 CO Tax \$199.50
City Stamp 1-481-822-352 City Tax: \$4,447.18

Send subsequent tax bill to:

Derrick Zhang
3610 S. Western Ave, Unit C
Chicago, Illinois 60609

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

SPECIAL WARRANTY DEED

THE GRANTOR(S), **3600 S. Western 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, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **DERRICK ZHANG AND LAUREN CHEN** of 1526 E. Arbor Lane, Arlington Heights, Illinois, GRANTEE(S), not as tenants in common, but as joint tenants, 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 as Exhibit A.

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, (i) covenants, conditions, easements and restrictions contained in the townhome declaration and as amended; j) encroachments which does not materially interfere with the use of the Property as a townhome; and k) any exceptions to title which are insured over by Title Insurer.

The 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.

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Dated this 10th day of September, 2021.

3600 S. Western LLC, an Illinois limited liability company

By: 
_____ **Dan Mark**

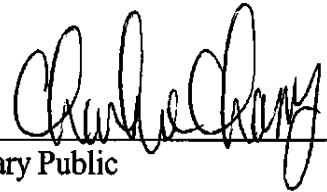
Its: Manager

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 3600 S. Western 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 10th day of September, 2021.




_____ **Notary Public**

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EXHIBIT A

LEGAL DESCRIPTION

LOT 9 IN WESTERN CENTER TOWNHOMES RESUBDIVISION, BEING A RESUBDIVISION OF LOT 39 IN WESTERN CROSSING RESUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 2021 AS DOCUMENTS NO. 2112719017, IN COOK COUNTY, ILLINOIS.

Permanent Index Number 16-36-429-018-~~0000~~ (undivided PIN)

Commonly known as 3610 S. Western Avenue, Unit C, Chicago, Illinois 60609

REAL ESTATE TRANSFER TAX		01-Oct-2021
	CHICAGO:	2,992.50
	CTA:	1,197.00
	TOTAL:	4,189.50 *
16-36-429-018-0000 20210801629923 1-481-327-352		
* Total does not include any applicable penalty or interest due		

Clerk's Office