

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

Doc#: 2130606407 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2021 02:27 PM Pg: 1 of 2

### MAIL TO:

Sandeep Basran  
Basran Law Office  
2543 N. Milwaukee Ave.  
2<sup>nd</sup> Floor  
Chicago, IL 60647

Dec ID 20211001694929  
ST/CO Stamp 1-688-123-536 ST Tax \$1,295.00 CO Tax \$647.50  
City Stamp 0-270-973-072 City Tax: \$13,597.50

### NAME & ADDRESS OF TAXPAYER

Tan Su  
3001 S. Michigan Ave.  
Suite 2203  
Chicago, IL 60616

**THE GRANTOR, ACE WINTHROP, LLC, an Illinois Limited Liability Company, of 2213 N. Leavitt, Chicago, IL 60647, by and through its Managers, JAMES J. DARROW and JOHN MICHAEL VARGO, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS, RELEASES AND TRANSFERS to TAN SU, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**

**LOT 141 IN THE WILLIAM DEERING SERRENDEN SUBDIVISION OF A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 14-17-210-008-0000**  
**Property Address: 4635 N. WINTHROP, CHICAGO, IL 60640**


The Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, his successors 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 set forth in this Deed. Grantor covenants that the Grantor WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, by, through or under the Grantor.

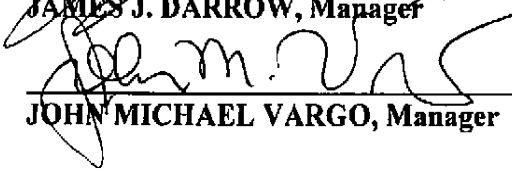
Subject only to the following, if any: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

21GND026005PK RJ8 1003

# UNOFFICIAL COPY

Dated this 4 day of October, 2021.


  
\_\_\_\_\_  
**JAMES J. DARROW, Manager** (Seal)

  
\_\_\_\_\_  
**JOHN MICHAEL VARGO, Manager** (Seal)

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **JOHN MICHAEL VARGO, Manager of Ace Winthrop, LLC, an Illinois Limited Liability Company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 4 day of October, 2021.

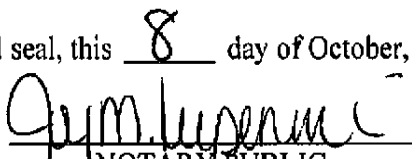
  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **JAMES J. DARROW, Manager of Ace Winthrop, LLC, an Illinois Limited Liability Company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the 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 notarial seal, this 8 day of October, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by :  
Edward E. Reda Jr.  
Reda | Ciprian | Magnone LLC  
8501 W. Higgins, Suite 440  
Chicago, Illinois 60631

