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SPECIAL WARRANTY DEED

Doc# 2135619040 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/22/2021 01:55 PM PG: 1 OF 3

The above space for recorder's use only

JT-21-2010 FA In2

THE GRANTOR, Black Square Real Estate Inc., a Delaware Corporation, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** to:

Jingwei Liu and Ning Qi, as spouses married to each other, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

as tenants by the entirety

ADDRESS OF PROPERTY: 2940 North Springfield Avenue, Chicago, IL 60618

PIN: 13-26-119-026-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2021 and subsequent years.

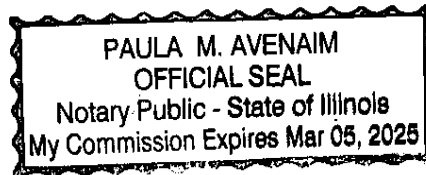
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.


Dated this 1st day of December, 2021.



Black Square Real Estate Inc.



By Thomas D. Basmajian – Officer



REAL ESTATE TRANSFER TAX	22-Dec-2021
 CHICAGO:	3,900.00
CTA:	1,560.00
TOTAL:	5,460.00 *

REAL ESTATE TRANSFER TAX	22-Dec-2021
 COUNTY:	260.00
 ILLINOIS:	520.00
TOTAL:	780.00

13-26-119-026-0000 | 20211201664536 | 2-130-156-176

* Total does not include any applicable penalty or interest due.

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STATE OF IL

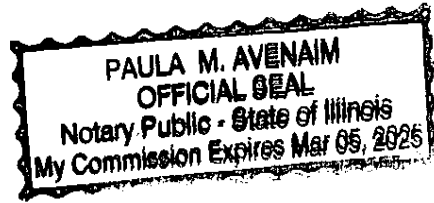
COUNTY OF Cook

On the 15th day of December, 2021 before me, the undersigned Notary Public personally appeared Thomas D. Basmajian, known personally to me to be an Officer of Black Square Real Estate, Inc., a Delaware Corporation, and being authorized so to do, executed the foregoing instrument for the sole purpose contained therein, by signing the name of the Corporation by himself as an Officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Commission expires 3/5, 2028.

Paula M. Avenaim NOTARY PUBLIC



This instrument prepared by:
Michael A. Goldhirsh
Attorney at Law
618 B Academy Drive
Northbrook, Illinois 60062

Jingwei Liu
2940 N Springfield Ave Chicago IL 60618

Mail to AND Send Tax Bill to:

Jingwei Liu
2940 N Springfield Ave Chicago IL 60618

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

Property Description

LOT 36 IN THE SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF LOT 15 OF DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property 1:
13-26-119-026-0000
2940 North Springfield Avenue, Chicago, IL, 60618