

UNOFFICIAL COPY

Doc#: 2203539115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2022 09:26 AM Pg: 1 of 5

This instrument prepared by:

David J. O'Keefe
Schain, Banks, Kenny, & Schwartz Ltd.
70 West Madison Street, Suite 2300
Chicago, IL 60602

Dec ID 20220101613516
ST/CO Stamp 1-028-153-744
City Stamp 1-565-024-656

After recording return to:

Jeffrey S. Evens
Law Office of Jeffrey S Evens
6767 N. Milwaukee Ave., Suite 202
Niles, IL 60714

Mail subsequent tax bills to:

Wen Z. Chen
2545 North Halsted Street
Chicago, Illinois 60654

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 14th day of January, 2022 by **5553 N CLARK, LLC**, an Illinois limited liability company ("**Grantor**"), having a mailing address of 501 North Clinton Street, Unit 3402, Chicago, IL 60654 for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, by these presents does CONVEY to **WEN Z. CHEN** ("**Grantee**"), having a mailing address of 2545 North Halsted Street, Chicago, Illinois 60654, forever the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto Grantee, and to its successors and assigns in fee simple forever;

and Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, the title and quiet possession to said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but none other.

[SIGNATURE AND NOTARY APPEAR ON THE FOLLOWING PAGE]

*Exempt under provisions of Paragraph (e)
Section 4 Real Estate Transfer Act*

1/26/22

[Signature]
Buyer/seller representative

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the date set forth above.

GRANTOR:

5553 N CLARK, LLC, an Illinois limited liability company

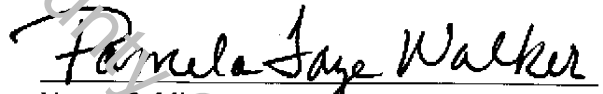
By: **Honore Properties, LLC**, an Illinois limited liability company, a Manager

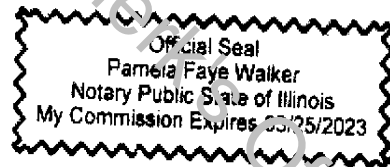
By: 
Michael C. Shenouda, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, personally appeared **Michael C. Shenouda**, Manager of **Honore Properties, LLC**, an Illinois limited liability company, a Manager of **5553 N CLARK, LLC**, an Illinois limited liability company, who acknowledged the execution of the foregoing Special Warranty Deed on behalf of said Company.

WITNESS my hand and Notarial Seal this 17th day of January, 2022.


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 2A:

UNIT P6 IN THE 5553 NORTH CLARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PART OF LOTS 1, 2, AND 3 IN THE RESUBDIVISION OF LOTS 8 AND 9 IN THE DIVISION OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 11, 2019 AS DOCUMENT NO. 1932417076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

ALSO: NON-EXCLUSIVE EASEMENTS FOR BENEFIT OF UNIT P6 AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS FOR 5553 NORTH CLARK CONDOMINIUM, AS AMENDED FROM TIME TO TIME, CREATED BY 5553 N CLARK, LLC AND CREATED NOVEMBER 20, 2019 AS DOCUMENT NO. 1932417085.

PARCEL 2B:

UNIT P11 IN THE 5553 NORTH CLARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PART OF LOTS 1, 2, AND 3 IN THE RESUBDIVISION OF LOTS 8 AND 9 IN THE DIVISION OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 11, 2019 AS DOCUMENT NO. 1932417076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

ALSO: NON-EXCLUSIVE EASEMENTS FOR BENEFIT OF UNIT P11 AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS FOR 5553 NORTH CLARK CONDOMINIUM, AS AMENDED FROM TIME TO TIME, CREATED BY 5553 NORTH CLARK, LLC AND RECORDED NOVEMBER 20, 2019 AS DOCUMENT NO. 1932417085.

PARCEL 2C:

UNIT P12 IN THE 5553 NORTH CLARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PART OF LOTS 1, 2, AND 3 IN THE RESUBDIVISION OF LOTS 8 AND 9 IN THE DIVISION OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 11, 2019 AS DOCUMENT NO. 1932417076, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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ALSO: NON-EXCLUSIVE EASEMENTS FOR BENEFIT OF UNIT P12 AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS FOR 5553 NORTH CLARK CONDOMINIUM, AS AMENDED FROM TIME TO TIME, CREATED BY 5553 N CLARK, LLC AND RECORDED NOVEMBER 20, 2019 AS DOCUMENT NO. 1932417085

PINS: 14-08-101-043-1012 (PARCEL 1)
14-08-101-043-1017 (PARCEL 2)
14-08-101-043-1018 (PARCEL 3)

ADDRESS: 5553 NORTH CLARK STREET
PARKING UNITS P6, P11, P12
CHICAGO, ILLINOIS 60640

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 26 | 2022

SIGNATURE: *Jennie Cordos*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

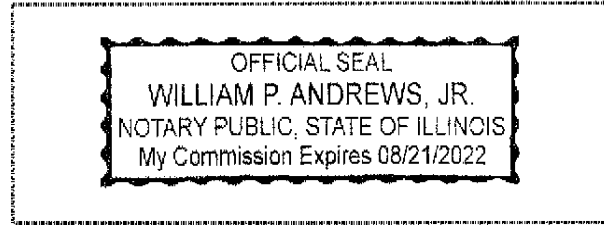
William P. Andrews, Jr.

By the said (Name of Grantor): *Jennie Cordos*

On this date of: 1 | 26 | 2022

NOTARY SIGNATURE: *William P. Andrews, Jr.*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 26 | 2022

SIGNATURE: *Jennie Cordos*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

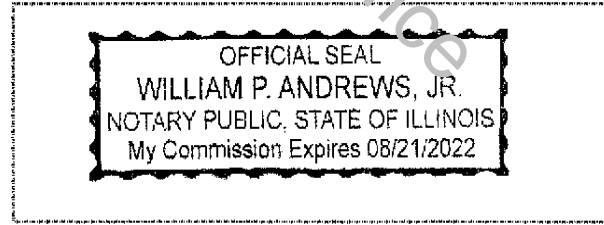
William P. Andrews, Jr.

By the said (Name of Grantee): *Jennie Cordos*

On this date of: 1 | 26 | 2022

NOTARY SIGNATURE: *William P. Andrews, Jr.*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)