

# UNOFFICIAL COPY

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Mail to:

Patrick Lin and Darlet Lin; Tom Yu  
and Lillian Wang, Trustees of the  
Yu-Wang Family 2005 Trust dated  
2/26/2005; Ronald Chan; and Garson  
C. Soe and Patsy Lung  
1630 Riviera Avenue  
Walnut Creek, CA 94596

Mail tax bills to:

Patrick Lin and Darlet Lin; Tom Yu  
and Lillian Wang, Trustees of the  
Yu-Wang Family 2005 Trust dated  
2/26/2005; Ronald Chan; and Garson  
C. Soe and Patsy Lung  
1630 Riviera Avenue  
Walnut Creek, CA 94596



Doc# 2204622011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2022 09:41 AM PG: 1 OF 3

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(Above Space for Recorder's Use Only)

Permanent Real Estate Index Number(s): 16-05-322-029-0000

Address of real estate: 240 Chicago Avenue, Oak Park, Illinois 60302

## SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **KE CS HOLDINGS ONE LLC**, a Delaware limited liability company ("Grantor"), hereby grants to **PATRICK LIN** and **DARLET LIN**, husband and wife, as joint tenants as to an undivided 50% interest; **TOM YU** and **LILLIAN WANG**, Trustees of the Yu-Wang Family 2005 Trust dated 2/26/2005, as to an undivided 20% interest; **RONALD CHAN**, a single man, as to an undivided 20% interest; and **GARSON C. SOE** and **PATSY LUNG**, husband and wife, as joint tenants, as to an undivided 10% interest (together as "Grantee" and as tenants in common), all that certain real property ("Property") described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings and improvements located thereon and any and all improvements, easements, privileges and rights appurtenant thereto.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

- (a) A lien not yet delinquent for taxes for real property, and any general or special assessments against the Property; and
- (b) All liens, encumbrances, easements, covenants, conditions and restrictions of record.

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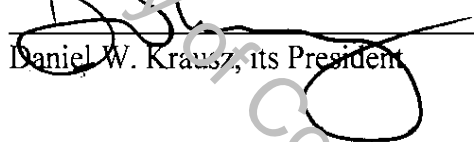
Grantor will warrant and forever defend the right and title to the Property unto Grantee and its successors and assigns against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of February 9, 2022.

“GRANTOR”



KE CS HOLDINGS ONE LLC,  
a Delaware limited liability company

By: IEQ Management Inc.,  
a Delaware corporation  
its Manager

By:   
Daniel W. Krausz, its President

**Real Estate Transfer Tax**

\$6,096.00¢

### ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF DELAWARE }

On the 2nd day of February, in the year 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel W. Krausz, proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

My Commission expires: April 9<sup>th</sup>, 2025

NAME AND ADDRESS OF PREPARER:  
KE CS Holdings One LLC  
3065 S. Jones Blvd., Suite 100  
Las Vegas, NV 89146

Commonwealth of Pennsylvania - Notary Seal  
ROBERT LESSMANN - Notary Public  
Delaware County  
My Commission Expires April 9, 2025  
Commission Number 1394572

REAL ESTATE TRANSFER TAX		15-Feb-2022
COUNTY:		381.00
ILLINOIS:		762.00
TOTAL:		1,143.00

16-05-322-029-0000 | 20220201615875 | 0-412-731-792

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## EXHIBIT A

### LEGAL DESCRIPTION

The East 60 feet of the South 110 feet of Lot 3, together with the West 5 feet of the East 65 feet of said Lot 3 in Block 8 in John Johnston, Jr.'s Addition to Austin, being a subdivision of the South 1/2 of the southwest 1/4 of Section 5, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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