

1042329 1/2
**SPECIAL WARRANTY
DEED**

Doc#: 2216508074 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2022 02:25 PM Pg: 1 of 2

Dec ID 20220501633094
ST/CO Stamp 0-373-076-048 ST Tax \$775.00 CO Tax \$387.50
City Stamp 1-303-367-760 City Tax: \$8,557.75

The Grantor, **BERNARD PROPERTY HOLDINGS 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 and No/100 Dollars (\$10.00)

and other good and valuable consideration in hand paid and pursuant to the authority given by the Members of said company, CONVEYS and WARRANTS to **WILLIAM B. FILLIER and KERI-ANNE E. STEELE, Husband and Wife**, as tenants by the entirety, of Chicago, Illinois, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 15 IN BLOCK 6 IN A. H. HILL AND CO'S BOULEVARD ADDITION TO IRVING PARK, BEING A SUBDIVISION OF ALONZO H. HILL OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to the following, if any: (a) general real estate taxes not due and payable at the time of closing; (b) the Act; (c) applicable zoning and building laws and ordinances; (d) covenants, conditions, restrictions, encroachments and easements of record; (e) acts done or suffered by Purchaser or anyone claiming through Purchaser; (f) utility easements, whether recorded or unrecorded; (g) liens and other matters of title over which the Title Insurer is willing to insure over without cost to Purchaser hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY.**

Grantor also hereby grants to the grantees, its successors and assigns, as rights and easements appurtenant to the subject property described herein, the rights and easements for the benefit of said property; and grantor reserves to itself, its successors and assigns, the rights and easements set forth for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by those present by its Manager and attested by its Managers this 26 day of May 2022.

PIN: 13-14-418-032-0000

COMMONLY KNOWN AS: 4122 North Bernard Street, Chicago, IL 60618 ^{grantee} address

By: Bernard Property Holdings, an Illinois limited liability company


HAOBO SONG, as Manager


DAVID ZHENG, as Manager


JOANNA LOWERY, as Manager

UNOFFICIAL COPY

This Instrument Prepared By:

LISA PERNA MILLER, ESQ.
LAW OFFICES OF LISA C. PERNA, LTD
55 W. 22ND St., Ste. 225
Lombard, IL 60148

Send subsequent tax bills to:

WILLIAM B. FILLIER &
KERI-ANNE E. STEELE
4122 North Bernard Street
Chicago, IL 60618

MAIL TO:

JESSICA R. ALMS, ESQ
LAW OFFICE OF DAVID E. ALMS, LTD.
2815 Forbs Ave., Ste. 107
Hoffman Estates, IL 60192

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 **HAOBO SONG, JOANNA LOWERY AND DAVID ZHENG, as Managers of BERNARD PROPERTY HOLDINGS LLC**, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.


GIVEN under my hand and notarial seal, this 26 day of May 2022.

Lisa Miller
Notary Public

My commission expires:



9-28-24



REAL ESTATE TRANSFER TAX		13-Jun-2022
	CHICAGO:	5,812.50
	CTA:	2,325.00
	TOTAL:	8,137.50 *

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

REAL ESTATE TRANSFER TAX		13-Jun-2022
	COUNTY:	387.50
	ILLINOIS:	775.00
	TOTAL:	1,162.50

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