

UNOFFICIAL COPY



2216847059D

Doc# 2216847059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/17/2022 02:38 PM PG: 1 OF 3

14
Please return to:

Simon Du
3126 S. Benson
Unit 3
Chicago IL 60608

Send subsequent tax bill to:

Simon Du
3126 S. Benson Street
Unit 3
Chicago, Illinois 60608

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED

THE GRANTOR(S), **BENSEN PLACE 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 (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **Simon Du and Wenqi Gui** of 4873 W. Winthrop Avenue, Unit B, Chicago, Illinois, GRANTEE(S), not as tenancy in common, but joint tenancy, all of Grantors' right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto.

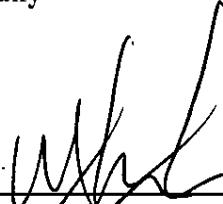
SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; easements existing or of record; and building, building line and use or occupancy restrictions so long as it does not interfere with the use as a single family residence; (d) acts done or suffered by Buyer; (e) applicable ordinances of the local municipality; (f) special taxes or assessments not yet levied; (g) rights of way for drainage titles, ditches, feeders and laterals, (h) homeowner's declaration and as amended from time to time; and (i) any exceptions to title which are insured over by Title Insurer.

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

22WM522016LP
LHM 1012

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Bensen Place, LLC, an Illinois limited liability company

By: 
Mao Mei


Its: Manager


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Mao Mei, as the manager of Bensen Place, an Illinois limited liability company, who is personally known to me to be the same person whose name are subscribed to the foregoing instrument as appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.



Given under my hand and notarial seal this 10th day of June, 2022.




NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		13-Jun-2022
	CHICAGO:	4,725.00
	CTA:	1,890.00
	TOTAL:	6,615.00

17-32-102-001-0000 | 20220601642189 | 1-258-958-92
* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		16-Jun-2022
	COUNTY:	315.00
	ILLINOIS:	630.00
	TOTAL:	945.00

17-32-102-001-0000 | 20220601642189 | 0-902-531-152

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LEGAL DESCRIPTION

THAT PART OF LOT 58 AND THE SOUTH 47 FEET OF LOTS 68 TO 76 BOTH INCLUSIVE AND THOSE PARTS OF PITNEY AND JAMES STREETS VACATED BY ORDINANCE RECORDED IN 1881 AS DOCUMENT 3466891, ALL TAKEN AS A TRACT, IN BROAD AND PITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF BENSON STREET AND THE SOUTH LINE OF THE 33 FOOT WIDE STREET LYING SOUTH OF SAID LOTS 68 TO 76 BOTH INCLUSIVE; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 71.38 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID LINE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST, 19.58 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS WEST 54.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS EAST 19.58 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 3126 S. Benson Street, Unit 3, Chicago, Illinois 60608

Permanent Index Number: 17-32-102-001-0000 (2022 undivided subject to 2023 division)

Cook County Clerk's Office