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SPECIAL WARRANTY DEED

Doc# 2217517222 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/24/2022 04:06 PM Pg: 1 of 3

MAIL TO:

DELMA ZIA TRUSTEE
3520 S. MORGAN ST
CHICAGO, IL 60609

Dec ID 20220601654605
ST/CO Stamp 0-071-821-392 ST Tax \$243.00 CO Tax \$121.50
City Stamp 0-844-621-904 City Tax: \$2,551.50

NAME AND ADDRESS OF TAXPAYER:

TAILORED ELEMENTS TRUST
9136 S KEELER AVE
OAK LAWN IL 60453

(The above space for Recorder's Use Only)


THE GRANTORS, TST Enterprises, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid and other good and valuable consideration, convey and warrant to Tailored Elements Trust in fee simple, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
Common Address: 3437 South Morgan Street, #1, Chicago, IL 60608
PIN 17-32-226-048-1001

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; and



Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

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

REAL ESTATE TRANSFER TAX		23-Jun-2022
	CHICAGO:	1,822.50
	CTA:	729.00
	TOTAL:	2,551.50 *

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

REAL ESTATE TRANSFER TAX		23-Jun-2022
	COUNTY:	121.50
	ILLINOIS:	243.00
	TOTAL:	364.50

17-32-226-048-1001 | 20220601654605 | 0-071-821-392

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Dated this 21 day of June, 2022.

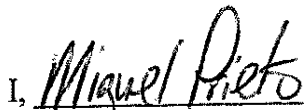
Signature of Grantor

TST Enterprises, LLC by:



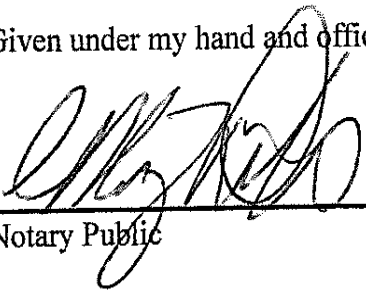
Penny Cho, Managing Member

State of Illinois, County of Cook, ss.



I, Miguel Prieto, a Notary Public in and for the county of Cook and State aforesaid, **DO HEREBY CERTIFY** that **Penny Cho** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21 day of June, 2022.



Notary Public



This instrument was prepared by Miguel Prieto, Atty. at Law, 3521 South Parnell, Unit D, Chicago, IL 60609

Address of Property
3437 South Morgan Street, #1, Chicago, IL 60608

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1 IN THE 3437 SOUTH MORGAN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 73 IN BLOCK 3 IN BROWN'S ADDITION TO CHICAGO, BEING THE SOUTH 45 ACRES OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 2020517133, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, ALL IN COOK COUNTY, ILLINOIS.