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\*2220242025D\*

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**Prepared By:**

THOMAS ALLGOOD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2022 02:24 PM PG: 1 OF 5

**Recording Requested By/Return to:**

SPRUCE  
6100 TENNYSON PARKWAY  
PLANO, TX 75024

Space Above This Line For Recording Data

**WARRANTY DEED**

For good consideration, **BEST CREDIT INVESTMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** hereby conveys and warrants to **NINTH GOLD INVESTMENT LLC**, of 268 W ALEXANDER ST 1<sup>ST</sup>, CHICAGO, IL 60616, the following described real estate in COOK County, State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to general real estate taxes not yet due and payable at time of closing and subsequent years and covenants, conditions and restrictions of record, building lines and easements.

**REAL ESTATE TRANSFER TAX**

20-Jul-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-33-113-028-0000 | 20220701682056 | 1-441-483-856

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

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X   
(Signature of buyer, seller, or representative)

6/29/22  
(Date)

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Agent, the day and year first above written.

**BEST CREDIT INVESTMENT LLC, AN  
ILLINOIS LIMITED LIABILITY  
COMPANY**

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

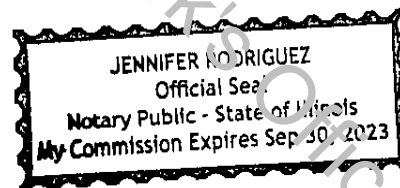
On this date, before me personally appeared Jiazhao Chen, \_\_\_\_\_, before me known to be the person who executed the foregoing instrument on behalf of BEST CREDIT INVESTMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, and acknowledged that he/she executed the same as his/her free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of aforesaid, this 27<sup>th</sup> day of May, 20 22.

\_\_\_\_\_  
Notary Public

My term Expires: 9-30-2023

SEND TAX BILLS TO:  
NINTH GOLD INVESTMENT LLC  
268 W ALEXANDER ST IF  
CHICAGO, IL 60616



No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A" LEGAL DESCRIPTION

Lots 42, 43 and 44 in Finney and Lyon's Subdivision of Subdivision Block 4 of Block 6 in Canal Trustees' Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

APN: 17-33-113-028-0000, 17-33-113-029-0000, 17-33-113-030-0000

PROPERTY ADDRESS: 3222 S NORMAL AVE #1 & 2, CHICAGO, IL 60616

Lot 36 in Block 8 in Archer's Addition to Chicago in Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

APN: 17-28-221-011-0000

PROPERTY ADDRESS: 338 W. 24<sup>TH</sup> PLACE, CHICAGO, IL 60616

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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: 06 | 28 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

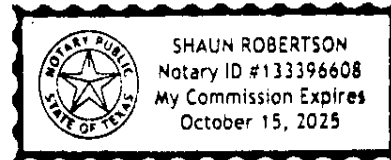
Subscribed and sworn to before me, Name of Notary Public: Shaun Robertson

By the said (Name of Grantor): Patrick Burns

On this date of: 06 | 28 | 2022

NOTARY SIGNATURE: [Signature]

#### 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: 06 | 28 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

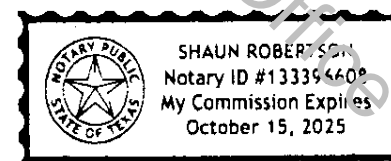
Subscribed and sworn to before me, Name of Notary Public: Shaun Robertson

By the said (Name of Grantee): Patrick Burns

On this date of: 06 | 28 | 2022

NOTARY SIGNATURE: [Signature]

#### 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)**

rev. on 10.17.2016

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Jul-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-33-113-028-0000		120220701682056   0-248-933-456