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Please return to:

Henry Chen
1711 S Archer Ave
Chicago, IL, 60608



2225613107D

Doc# 2225613107 Fee \$57.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2022 02:37 PM PG: 1 OF 4

Send subsequent tax bill to:

Henry Chen
3210 S. Archer Ave, #408
Chicago, Illinois 60608

Prepared by:

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

SPECIAL WARRANTY DEED

THE GRANTOR(S), **SKYRIVER ARCHER DEVELOPMENT 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 **HENRY CHEN**, GRANTEE(S), of 1711 S. Racine Avenue, Chicago, Illinois, 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.

* a single man

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals, (i) any exceptions to title which are insured over by Title Insurer, (j) common area encroachments, if any, and (k) Condominium declaration and by-law as recorded and amended.

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.

Chicago Title

22wms22807310 RJA 2023

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LEGAL DESCRIPTION

UNITS 408 AND G-2 IN 3210 SOUTH ARCHER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF LOTS 1 THRU 7 IN JUNKER'S SUBDIVISION OF OUT-LOT 8 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PART OF SAID LOTS IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SOUTH WOOD STREET AND SOUTH ARCHER AVENUE, BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SOUTH WOOD STREET, BEING ALSO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.79 FEET TO ITS INTERSECTION WITH THE SOUTH FACE OF A BRICK BUILDING, THENCE EAST ALONG THE LINE OF THE SOUTH FACE OF SAID BRICK BUILDING (THE LINE OF WHICH SOUTH FACE, IF EXTENDED EAST, WILL INTERSECT THE EAST LINE OF SAID LOT 7 AT A POINT 13.21 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 7) A DISTANCE OF 39.10 FEET TO THE SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 1, ALONG THE EAST FACE OF SAID BRICK BUILDING, A DISTANCE OF 19.70 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE EAST ALONG WITH LINE OF THE NORTH FACE OF THE LAST MENTIONED BRICK BUILDING AND ALONG AN EASTWARD EXTENSION OF SAID LINE A DISTANCE OF 98.34 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 7 WHICH IS 33.70 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 33.70 FEET TO THE SOUTHEAST CORNER OF LOT 7, BEING ON THE NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE, AND THENCE SOUTH WESTWARDLY ALONG SAID NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE A DISTANCE OF 175 FEET TO THE POINT OF BEGINNING.

ALSO:

LOTS 8, 9, 10 AND 11 IN SAID JUNKER'S SUBDIVISION OF OUT-LOT 8 IN THE CANAL TRUSTEES' SUBDIVISION AND THE SOUTHERLY 1/2 OF THAT PART OF VACATED ALLEY LYING NORTHERLY AND ADJOINING LOTS 8, 9 AND 10, SAID VACATION RECORDED FEBRUARY 6, 1975 AS DOCUMENT 22990012, IN COOK COUNTY, ILLINOIS.

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ALSO:

LOTS 39 THRU 44 IN STINSON'S SUBDIVISION OF BLOCKS 1, 2 AND 10 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID TRACT (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 39), THENCE SOUTH 51 DEGREES 50 MINUTES 03 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT (SAID LINE ALSO BEING NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE), 209.67 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 51°-50'-03" WEST ALONG SAID SOUTHEASTERLY LINE, 109.00 FEET; THENCE NORTH 38°-09'-57" WEST, 150.00 FEET TO THE NORTHWESTERLY LINE OF LOT 44 IN SAID STINSON'S SUBDIVISION; THENCE NORTH 51 DEGREES 50 MINUTES 03 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF A 16 FOOT ALLEY, 109.00 FEET; THENCE SOUTH 38 DEGREES 09 MINUTES 57 SECONDS EAST, 150.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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.

PINs: 17-31-204-013-0000; 17-31-204-014-0000; 17-31-204-015-0000; 17-31-204-016-0000, 17-31-204-017-0000 and 17-31-204-048-0000 (undivided subject to 2023 tax division);

Commonly known as 3210 S. Archer Ave., Unit 408, Chicago, Illinois 60608