

# UNOFFICIAL COPY

Doc#: 2226308186 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2022 12:36 PM Pg: 1 of 3

Please return to:

Law Offices of S.J. Moon  
830 S Buffalo Grove Rd #106  
Buffalo Grove, IL 60089

Dec ID 20220901634534  
ST/CO Stamp 0-694-199-888 ST Tax \$670.00 CO Tax \$335.00  
City Stamp 0-710-731-344 City Tax: \$7,035.00

Send subsequent tax bill to:

Loretta F. Lam  
3124 S. Benson St, Unit 2  
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 **LORETTA F. LAM** of Chicago, Illinois, GRANTEE(S), 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.

REAL ESTATE TRANSFER TAX		15-Sep-2022	REAL ESTATE TRANSFER TAX		16-Sep-2022	
		COUNTY:	335.00		CHICAGO:	5,025.00
		ILLINOIS:	670.00		CTA:	2,010.00
		TOTAL:	1,005.00		TOTAL:	7,035.00 *
17-32-102-001-0000   20220901634534   0-694-199-888			17-32-102-001-0000   20220901634534   0-710-731-344			


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

22wm5228020LP rjg 10/1 Chicago Title

# UNOFFICIAL COPY

Special Warranty Deed  
Date: September 13, 2022

**Bensen Place, LLC, an Illinois limited liability company**

By:   
\_\_\_\_\_

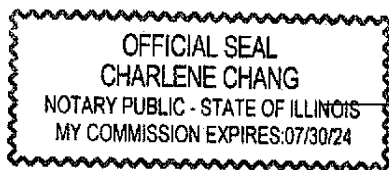
Mao Mei

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 13<sup>th</sup> day of September, 2022.



  
\_\_\_\_\_ NOTARY PUBLIC

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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 218.44 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: 3124 S. Benson Street, Unit 2, Chicago, Illinois 60608

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