

UNOFFICIAL COPY



\*2314545067D\*

Doc# 2314545067 Fee \$88.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2023 12:55 PM PG: 1 OF 3

SPECIAL  
WARRANTY DEED

Chicago Title <sup>(1732)</sup>  
236SD009 00527 AV

GRANTOR,

AP Shields Property, LLC,  
an Illinois limited liability  
company, having the  
principal office address of  
8242 Latrobe Ave, Burbank,  
IL 60459,

(The Above Space for Recorder's Use Only)

for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, grants, bargains, sells, and conveys with special limited warranties to GRANTEES, TAONU YU AND HAIDA CHEN, a married couple, not as tenants in common, <sup>but</sup> as joint tenants, but as ~~TENANTS BY THE ENTIRETY~~, having the current address 2956 S. Lyman St, Chicago, IL 60608, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*\*an unmarried woman.*

Legal Description:

SEE ATTACHED

Permanent Real Estate Index Number:

- 17-33-208-005-0000 (underlying)
- 17-33-208-006-0000 (underlying)
- 17-33-208-007-0000 (underlying)
- 17-33-208-008-0000 (underlying)
- 17-33-208-034-0000 (underlying)

Common Address of Real Property:

3220 S. Shields Ave, Chicago, IL 60616

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 26<sup>th</sup> day of April, 2023.

**AP Shields Property, LLC,  
an Illinois limited liability company**


By:   
Przemyslaw Mazur, Member

By:   
Andrzej Slodyczka, Member

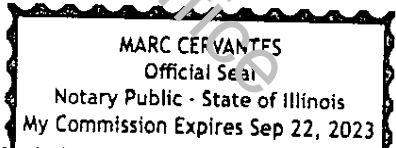
STATE OF ILLINOIS )  
                              ) S.S.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Przemyslaw Mazur and Andrzej Slodyczka, Members of AP Shields LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 26<sup>th</sup> day of April, 2023.


  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

PREPARED BY:  
Cervantes Chatt & Prince P.C.  
100 N. LaSalle St., Suite 2207  
Chicago, IL 60602



AFTER RECORDING, MAIL TO:



TAONU C. YU  
3220 S. Shields AVE  
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		23-May-2023
	<b>CHICAGO:</b>	5,250.00
	<b>CTA:</b>	2,100.00
	<b>TOTAL:</b>	7,350.00 *

17-33-208-005-0000 | 20230401608865 | 1-380-330-192  
\* Total does not include any applicable penalty or interest due.

MAIL SUBSEQUENT TAX BILLS TO:

TAONU C. YU  
3220 S. Shields AVE  
Chicago, IL 60616

AL ESTATE TRANSFER TAX		23-May-2023
 	<b>COUNTY:</b>	350.00
	<b>ILLINOIS:</b>	700.00
	<b>TOTAL:</b>	1,050.00

17-33-208-005-0000 | 20230401608865 | 0-179-251-920

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 23GSD009005LT

For APN/Parcel ID(s): 17-33-208-005-0000, 17-33-208-006-0000, 17-33-208-007-0000,  
17-33-208-008-0000 and 17-33-208-034-0000

---

THAT PART OF LOTS 34 THROUGH 45, BOTH INCLUSIVE, TAKEN AS A TRACT, IN BLOCK 3 IN THE SUBDIVISION OF BLOCK 4 IN THE CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 45; THENCE SOUTH 1 DEGREE 33 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF S. SHIELDS AVENUE, 227.47 FEET TO A POINT OF BEGINNING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE CONTINUING SOUTH 1 DEGREE 33 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, 20.90 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 88 DEGREES 28 MINUTES 43 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 49.40 FEET TO THE EAST LINE OF THE WEST 75.60 FEET OF SAID TRACT; THENCE NORTH 1 DEGREE 33 MINUTES 16 SECONDS WEST, ALONG SAID EAST LINE, 20.90 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 88 DEGREES 28 MINUTES 43 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 49.40 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office