### **UNOFFICIAL COPY**

Prepared by and Return to:

Erwin Law, LLC 4043 North Ravenswood Avenue, Suite 208 Chicago, Illinois 60613

Future Taxes to Grantee's Address (X)



Doc# 2319515042 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2023 03:28 PM PG: 1 OF 3

# SPECIAL WARRANTY DEED (Limited Partnership to LLC)

The Grantor(s) Golden Turtle Investments, LP, an Alaska Limited Partnership,

	<b>6</b> .	(The above space	e for Recorder's use only)
of the City	of Lawndale	, County of Los Angeles	State of California
for and in considerat	ion of Ten (\$10.00)	Dollars and other good and valu	able consideration, in hand paid, convey(s),
with special warranti	ies to Northwes! Chi Propert	ies LLC,	•
whose address is	15227 Prairie A. c, Unit A,	of the City	y of Lawndale ,
County of Los Ange		State of California	all interest in the following described
real estate situated in	the County of Cook	, in the State of Illinoi	s to wit:
	(See Leg	at Description in attached Exhibit A)	
Hereby releasing and	I waiving all rights under and b	y virtue of the Homestead Exemption L	aws of the State of Illinois.
Permanent Index Nu	mber(s): 13-26-115-026-0000	( )	
Property Address: 29	959 N Hamlin Ave, Chicago, I	llinois 60618	
Dated this	day of June	, 2023	
Mi	when	77,	
Golden Turtle Inve	stments. LP	<del>-</del> ()	
,	g, Managing Member		0
,			
STATE OF <u>Ca</u>	lifornia		975
COUNTY OF	os Angeles )ss		U <sub>X</sub> C <sub>x</sub>
I, the undersigned, a	Notary Public, in and for said C	County and State aforesaid, certify that	Kim Chi-Hoang
personally known to	me to be the same person(s) wh	ose name(s) subscribed to the foregoin	g instrument, appeared before me this day
in person, and acknor	wledged that <u>she</u> signed,	sealed and delivered the said instrumen	its as her free and coluntary act for the
uses and purposes the		ease and waiver of the right of homeste	ead.
Given under my hand	d and Notarial Scal this	th day of June	. 2023
			<del></del>
	FFIX TRANSFER TAX STAM	POR UCA	9104 Wc.
_	nder provisions of Paragraph	<u> </u>	0.00
	ction 4, Real Estate Transfer Ta	x Act. Notary Pub	lic, State of California
6/ /6 /2023	Wind -	My commis	ssion expires: Da 10/2076
Date			
<del></del>	Buyer, Seller or Re	epresentative	



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## **UNOFFICIAL COPY**

#### Exhibit A

#### **Legal Description**

LOT 31 IN HAENTZE AND WHEELER'S SUBDIVISION NUMBER 5M, BEING A SUBDIVISION OF PART OF LOT 7 IN DAVLIN, KEELY AND CARROLL'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 13-26-115-026-0000

Property Address: 2959 N Hamlin Ave, Chicago, Illinois 60618

REAL ESTATE TRANS	FER TAX	14-Jul-2023
all the	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-26-115-026-0000	20230701671319	1-433-120-240

<sup>\*</sup> Total does not include any applicable penalty or interest due.

13-26-115-026-0000 [20230701671319 ] 0-997-687-760 je.

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### **UNOFFICIAL COPY**

### STATEMENT BY GRANTOR AND GRANTEE

The granter or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

, and an analysis of the	, state of Innient.
Date: 6-20-70 23	Signature: According to Signature: Grantor or Agent
SUBSCRIBED and SWORN to before me on . 6 -2	© -Z)
OFFICIAL SEAL EZEKIAL MCDONALD LEWIS	Egelaf Mahmh Jevin
interest in a land trust is either a natural person, an Illiu acquire and hold title to real estate in Illinois, a partners	name of the grantce shown on the deed or assignment of beneficial nois corporation or foreign corporation authorized to do business or ship authorized to do business or acquire and hold title to real estate thorized to do business or acquire and hold title to real estate under
Date: 6-20-23 s	Signature: Grantee or Ager t
SUBSCRIBED and SWORN to before me on	0-23
OFFICIAL SEAL EZEKIAL MCDONALD LEWIS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION FESSION INTERPORTS	John Maland Jehin
NOTE: Any person who knowingly submits a false state C misdemeanor for the first offense and a Class A misde	ment concerning the identity of a grantee shall be guilty of a Class meanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real

Estate Transfer Act.]

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