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Doc# 2320645005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/25/2023 09:50 AM PG: 1 OF 3

Chicago Title **(1073)**
SPECIAL WARRANTY DEED

2305TA252531M AV

AFTER RECORDING MAIL TO:

John W Moore PC
203 N LeSalle Ste 2100
Chicago IL 60601

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Wellington-Linder LLC
908 W Madison
Chicago IL 60607

THE GRANTOR: Somete Thach, a married person, of **2737 N. Parkside Ave., Chicago, IL 60639**, for and in consideration of **TEN AND 00/100THS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to

Wellington-Linder, LLC, an Illinois limited liability company,

to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 5453 Wellington, Chicago, IL 60641

PIN: 13-28-118-001-0000

Real estate is not Grantor's principal residence. This is not homestead property as to Grantor and his spouse.

Subject, however to Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises again all persons lawfully claiming by, through or under the grantor. Subject also to general real estate taxes not due and payable at time of closing; special assessments confirmed after Closing date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 14 day of June, 2023.

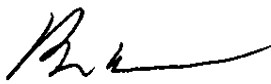


Somete Thach

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

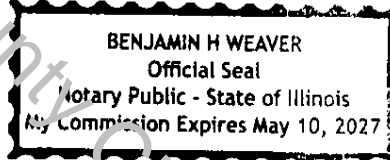
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Somete Thach**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal this 14 day of June, 2023.




Notary Public

NAME AND ADDRESS OF PREPARER:
Ben Weaver
23 Legal LLC
1600 Golf Rd., Suite 1200
Rolling Meadows, IL 60008
(847) 447-6004
ben@23legal.com



REAL ESTATE TRANSFER TAX		28-Jun-2023
	COUNTY:	875.00
	ILLINOIS:	950.00
	TOTAL:	1,425.00
13-28-118-001-0000 20230601641753 1-493-241-552		

REAL ESTATE TRANSFER TAX		28-Jun-2023
	CHICAGO:	7,125.00
	CTA:	2,850.00
	TOTAL:	9,975.00
13-28-118-001-0000 20230601641753 1-854-869-200		
Total does not include any applicable penalty or interest due.		

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LEGAL DESCRIPTION

Order No.: 23CST245253RM

For APN/Parcel ID(s): **13-28-118-001-0000**

Lots 19 and 20 in Block 11 in Kendall's Belmont and 56th Avenue Subdivision of the West 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 13 (except the South 30 acres), in Cook County, Illinois.

Property of Cook County Clerk's Office