

UNOFFICIAL COPY

41076994 GS 1/2

Doc#: 2324941110 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 11:54 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20230801602224
ST/CO Stamp 0-019-740-112 ST Tax \$1,055.00 CO Tax \$527.50
City Stamp 1-097-119-184 City Tax: \$11,077.50

GIT

The GRANTOR, CHESTNUT BUILDERS LLC, an Illinois limited liability company, a 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 & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

KEVIN S. CHEN, AS ^{+GO- KC} TRUSTEE OF THE KEVIN S. CHEN TRUST DATED DECEMBER 7, 2000 & SUSAN N. CHEN, AS ^{+GO- SC} TRUSTEE OF THE SUSAN N. CHEN TRUST DATED DECEMBER 7, 2000, of 3755 Timbers Edge Lane, Glenview, IL 60025

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 2 IN KENT AND WILLOUGHBY'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2023 and subsequent years.

Permanent Real Estate Index Number(s): 20-10-309-056-0000

Address(es) of Real Estate: 5432 S. Michigan Ave.
Chicago, IL 60615

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 28th day of August, 2023.

CHESTNUT BUILDERS LLC,
an Illinois limited liability company

By: 

Thomas P. Vitogiannis, Its Member/Manager

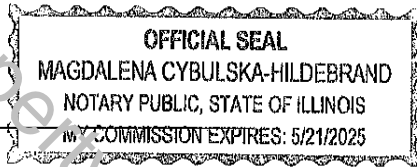
UNOFFICIAL COPY

State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THOMAS P. VITOGIANNIS, personally known to me to be the Member/Manager of CHESTNUT BUILDERS LLC, and 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 acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 28th day of August, 2023.

Commission expires:



Magdalena Cybulska-Hildebrand
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX		31-Aug-2023
	COUNTY:	527.50
	ILLINOIS:	1,055.00
	TOTAL:	1,582.50
20-10-309-056-0000 20230801602224 0-019-740-112		

REAL ESTATE TRANSFER TAX		31-Aug-2023
	CHICAGO:	7,912.50
	CTA:	3,165.00
	TOTAL:	11,077.50 *
20-10-309-056-0000 20230801602224 1-097-119-184		
* Total does not include any applicable penalty or interest due.		

Mail to:

Steven R. Felton, Esq.
134 N. LaSalle St., Ste. 1720
Chicago, Illinois 60602

Send subsequent tax bills to:

Susan N. Chen Trust
3755 Timbers Edge Lane
Glenview, Illinois 60025