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Doc#: 2325813436 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 11:59 AM Pg: 1 of 2

**ILLINOIS STATUTORY
SPECIAL WARRANTY DEED
LLC TO INDIVIDUAL**

Dec ID 20230901621266
ST/CO Stamp 1-829-072-336 ST Tax \$30.00 CO Tax \$15.00
City Stamp 0-770-338-256 City Tax: \$315.00

THE GRANTOR(S)

DING DING HOLDINGS LLC,
AN ILLINIOS LIMITED LIABILITY COMPANY,
OF THE CITY OF CHICAGO,
COUNTY OF COOK, STATE OF ILLINOIS,
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, **GRANTS, CONVEY(S) AND SELLS TO**

ROSALIA MARTINEZ FABIAN, A Single PERSON, OF 530 N LAWLER AVE.,
IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF
COOK, TO-WIT:

LOT 42 AND THE EAST 1/2 OF LOT 41 IN SUBDIVISION OF THE NORTH 1/2 OF
THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9,
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 379.5 FEET
THEREOF) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT
THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF
RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO
NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL
ESTATE

PERMANENT TAX IDENTIFICATION NO: 16-09-205-036-0000

PROPERTY ADDRESS: 5016 W HURON ST., CHICAGO IL 60644

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 against all persons lawfully claiming by, through or under grantor only, subject to the above stated.

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DATED THIS 12TH DAY OF SEPTEMBER 2023.

DING DING HOLDINGS LLC

[Handwritten Signature]

MANAGER – HONGBING DING

STATE OF ILLINOIS)

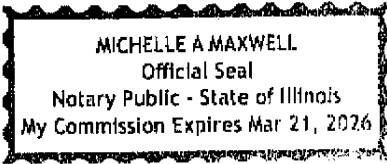
)SS

COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, **DO HEREBY CERTIFY** THAT HONGBING DING, MANAGER FOR DING DING HOLDINGS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THIS SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 12TH DAY OF SEPTEMBER, 2023

[Handwritten Signature]
NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE

OR

THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH _____, SECTION 4 OF SAID ACT.

DATE: _____

THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN

P.O. BOX 1183, WHEELING, ILLINOIS 60090

RETURN TO: ~~_____~~ **AND** → SEND SUBSEQUENT TAX BILLS TO

~~_____

_____~~

Rosalia Martinez Fabian
5030 N. Lawler Ave
Chicago, IL 60644