



2326941138D

Doc# 2326941138 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/26/2023 01:00 PM PG: 1 OF 4

SPECIAL WARRANTY DEED

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, WIL SIAMANG, an unmarried person, and CARRIE J. FANG, an unmarried person, not as tenants in common, but as JOINT TENANTS, having the current address 3511 S. WAUGHTE, UNIT 5, CHICAGO, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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:

3217 S. Stewart Avenue, 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.

Chicago Title

23 GSD 009 018 LT 1 OF 2 PLS

SS
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SCY
INT

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this
16th day of August, 2023.

AP Shields Property, LLC,
an Illinois limited liability company

By:

Przemyslaw Mazur
Przemyslaw Mazur, Member

By:

Andrzej Slodyczka
Andrzej Slodyczka, Member

STATE OF ILLINOIS)
) SS
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 16th day of AUGUST, 2023.

[Signature]
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:
WIEL JIAN LIANG
3217 S. STELWART AVENUE
CHICAGO, IL 60608

MAIL SUBSEQUENT TAX BILLS TO:

SAME AS ABOVE

UNOFFICIAL COPY


LEGAL DESCRIPTION

Order No.: 23GSD009018LT

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 NORTHWEST CORNER OF LOT 45; THENCE SOUTH 1 DEGREE 33 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF S. STEWART AVENUE, 185.77 FEET TO A POINT OF BEGINNING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 88 DEGREES 27 MINUTES 50 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 49.60 FEET, THENCE SOUTH 1 DEGREE 33 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 49.60 FEET OF SAID TRACT, 20.91 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 88 DEGREES 27 MINUTES 50 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 49.60 FEET TO THE EAST LINE OF S. STEWART AVENUE; THENCE NORTH 1 DEGREE 33 MINUTES 16 SECONDS WEST, ALONG SAID EAST LINE, 20.91 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		19 Sep-2023
	CHICAGO:	5,250.00
	CTA:	2,100.00
	TOTAL:	7,350.00 *

17-33-208-005-0000 | 20230901627956 | 1-125-793-232

* Total does not include any applicable penalty or interest due.

Office

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17-33-208-005-0000

20230901627956

1-467-039-184

COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

Property of Cook County Clerk's Office