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1 of 1
FIRST AMERICAN TITLE
FILE # AE1039299

Doc#: 2331028161 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/06/2023 04:06 PM Pg: 1 of 2

Dec ID 20231001663377
ST/CO Stamp 0-076-933-072 ST Tax \$100.00 CO Tax \$50.00
City Stamp 0-055-961-552 City Tax: \$1,050.00

WARRANTY DEED
ILLINOIS STATUTORY
LLC to LLC

THE GRANTOR(S), **Second Dreamland Property LLC**, an Illinois limited liability company, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Royan, Inc.**, an Illinois corporation, of 8150 S. Wabash Av, Chicago, IL 60619, all interest in the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

UNIT 15 IN THE SOUTH PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 9 AND 10 IN H.H. HONORE'S SUBDIVISION, OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98116949, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and 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.

Permanent Real Estate Index Number(s): 20-03-305-038-1001

Address(es) of Real Estate: 4320 South King Drive, Unit 15, Chicago, IL 60653

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Dated this 27 day of Oct., 20 23

Second Dreamland Property LLC, an Illinois limited liability company

Second Dreamland Property LLC, an Illinois limited liability company

X *Chengduo Yu*
Chengduo Yu, manager / member

X *Jianrong Sheng*
Jianrong Sheng, manager / member

STATE OF IL, COUNTY OF _____ ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chengduo Yu and Jianrong Sheng, not individually, but as managers / members of Second Dreamland Property LLC, are personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27 day of Oct, 20 23



David Robles (Notary Public)

Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Mail to:
Royan Corp.
Attn: Elise Vandevs
8150 S Wabash, Chicago IL 60619

Name and Address of Taxpayer:
Royan Corp
Attn: Elise Vandevs
8150 S Wabash
Chicago IL 60619