

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

Mail to:

Alexandra Lee
27 N. Wacker Drive #129
Chicago, IL 60606

Doc#: 2401706328 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 02:17 PM Pg: 1 of 2

Dec ID 20240101610821
ST/CO Stamp 1-754-871-856 ST Tax \$995.00 CO Tax \$497.50
City Stamp 1-416-321-072 City Tax: \$10,447.50

Name & address of taxpayer:
E & J Invest, LLC
3006 S. Lyman Street
Chicago, IL 60608-5616

Chicago Title Escrow: **23NW715877NP**

THE GRANTORS **Zheng Group, LLC**, a Wisconsin limited liability company, created and existing under and by virtue of the laws of the State of Wisconsin and duly authorized to transact business in the State of Illinois, of the City of **Chicago**, County of **Cook** and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to **E & J Invest, LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of 3006 S. Lyman Street, Chicago IL 60608-5616, to have and to hold, the following real estate, situated in the County of **Cook**, in the State of Illinois, to wit:

LOT 24 IN LINDGREN'S SUBDIVISION OF BLOCK 3 IN THE WEST 1/2 OF BLOCK 4 (EXCEPT THE EAST 8 FEET THEREOF) OF THE B. SHURTLEFF'S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning and ordinances, public right of ways for roads and highways.

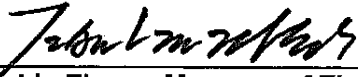
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s): **17-33-110-024-0000**
Property address: **3259 S. Union Ave., Chicago, IL 60616**

CT 23NW7151877NP

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In Witness Whereof, said Grantor(s) have caused its name to be signed to these presents by its Member/Manager, this 18th day of December, 2023.



Jian Lin Zheng, Manager of Zheng Group, LLC



Wei Chen, Manager of Zheng Group, LLC

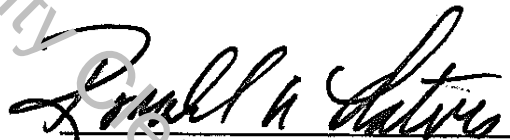
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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY: **Jian Lin Zheng, Manager of Zheng Group, LLC and Wei Chen, Manager of Zheng Group, LLC**

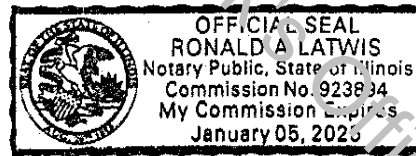
personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of December, 2023.

Commission expires: 1/5/2025



Notary Public



Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Ryan Waite
Waite Law Firm LLC
633 Rogers St., Suite 103
Downers Grove, IL 60515