

UNOFFICIAL COPY

Doc#: 2404433097 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/13/2024 10:08 AM Pg: 1 of 2

Dec ID 20240201626466
ST/CO Stamp 1-184-332-848 ST Tax \$1,010.00 CO Tax \$505.00
City Stamp 1-585-019-952 City Tax: \$10,605.00

GIT 410790626 1/2

SPECIAL WARRANTY DEED

MAIL RECORDED DEED: &

Tax Bill:

Anna Jin Chan & Brian Friel
218 Mission Street

Santa Cruz, CA 95060

MAIL TAX BILLS TO:

ANNA JIN CHAN AND BRIAN FRIEL
218 Mission St.
Santa Cruz, CA 95060

THIS INDENTURE WITNESSETH, that the Grantor **RED VAN CONSTRUCTION, INC**, an Illinois corporation duly organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Articles of Organization of said limited liability company, Convey and Warrant unto GRANTEES: **ANNA JIN CHAN, an unmarried woman, AND BRIAN FRIEL**, an unmarried man, 218 Mission St., Santa Cruz, CA 95060

all interest as TENANTS IN COMMON and not in joint tenancy, in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION:

LOT 3 IN THE SUBDIVISION OF LOT 4 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN & COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 643 E. 50th St., Chicago, Illinois 60615

Permanent Index No: 20-10-226-004-0000

Subject to: General taxes for 2021 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold as TENANTS IN COMMON,

In Witness Whereof, said Grantor has caused its corporate seal, to be hereto affixed, and has had his name to be signed to these presents by KEVIN KEANEY, President and duly authorized officer respectively this 2nd day of FEBRUARY, 2024.

RED VAN CONSTRUCTION, INC

UNOFFICIAL COPY

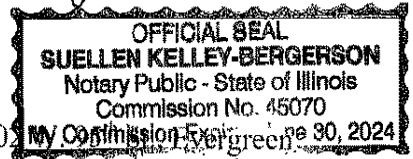
Kevin Keaney
KEVIN KEANEY, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that KEVIN KEANEY is personally known to me to be the authorized President and/or authorized agent of RED VAN CONSTRUCTION, INC, an Illinois corporation, and is 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 authorized President of the Illinois corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Incorporation and By-Laws of RED VAN CONSTRUCTION, INC as his free and voluntary act, and as the free and voluntary act and deed of said Illinois corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of February, 2024.



Suellen Kelley-Bergerson
NOTARY PUBLIC



This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3502 ~~My Commission Expires~~ 3502 W 95TH ST, EVANSTON Park, IL 60805. (773) 429-1800.

REAL ESTATE TRANSFER TAX		09-Feb-2024
	CHICAGO:	7,575.00
	CTA:	3,030.00
	TOTAL:	10,605.00 *

20-10-226-004-0000 | 20240201626466 | 1-585-019-052
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		09-Feb-2024
	COUNTY:	505.00
	ILLINOIS:	1,010.00
	TOTAL:	1,515.00

20-10-226-004-0000 | 20240201626466 | 1-184-332-848