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Doc# 2404722020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/16/2024 11:39 AM PG: 1 OF 2

File No: 230468413

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
ServiceLink, LLC
1325 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **Power One Investment, LLC, a Delaware LLC:**

268 W Alexander St Chicago IL 60616

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Parcel Number: 17-28-209-035-0000

GENERAL WARRANTY DEED

268 W ALEXANDER ST
CHICAGO IL 60616
Heung Seng Corp, ("Grantor"), of CHICAGO IL 60616, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Power One Investment, LLC, a Delaware LLC**, ("Grantee"), whose tax mailing address is 268 W Alexander St, the following described real estate:

Chicago IL 60616.

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LOT 102 IN WALLERS SUBDIVISION OF THE NORTH PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 238 W Alexander St, Chicago, IL 60616

Prior deed recorded at Instrument No. 2322129010

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Cook County Clerk's Office

UNOFFICIAL COPY

Executed by the undersigned on 11/02, 2023:

Heung Seng Corp

By: [Signature]

Name: JIAZHAO CHEN

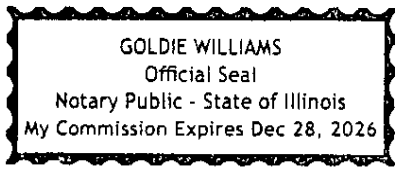
Its: President

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT JIAZHAO CHEN as President on behalf of Heung Seng Corp, personally known to me or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 02 day of Nov, 2023

[Signature]
Notary Public



PROPERTY OF COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 11/22/2023.

~~Buyer, Seller or Representative~~

Property of Cook County Clerk's Office

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CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-28-209-035-0000 | 20231101668910 | 1-705-484-848

Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 JAMES CLARK ST. ROOM 120
 CHICAGO, IL 60602-1307

COOK COUNTY CLERK OFFICE
 RECORDING DIVISION
 JAMES CLARK ST. ROOM 120
 CHICAGO, IL 60602-1307

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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-28-209-035-0000

20231101668910 | 1-484-366-384

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
 RECORDS DIVISION
 118 N. LAUREL ST. ROOM 120
 CHICAGO, IL 60602-1110

COOK COUNTY CLERK OFFICE
 RECORDS DIVISION
 118 N. LAUREL ST. ROOM 120
 CHICAGO, IL 60602-1110

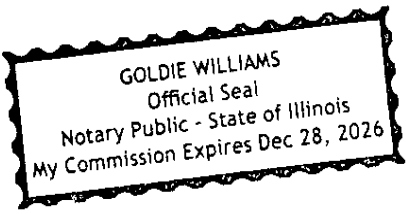
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11/02, 2023.

[Signature]
Signature of Grantor or Agent



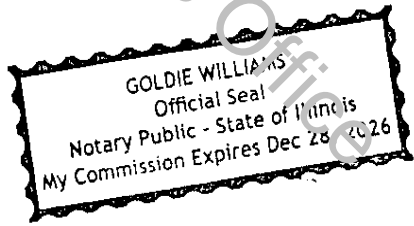
Subscribed and sworn to before
Me by the said JIAZHAO CHEN
this 02 day of November,
2023

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 11/02, 2023.

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said JIAZHAO CHEN
This 02 day of November,
2023

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)