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Doc#: 2410714296 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 1:49 PM Pg: 1 of 6

Dec ID 20240401679450
ST/Co Stamp 1-642-430-768 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-031-818-032 City Tax \$0.00

AFTER RECORDING RETURN TO:

Radian Settlement Services Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280617529-A

NAME AND ADDRESS OF TAXPAYER:

Portfolio 02-2024 Investment No. 2, A Delaware Limited Liability Company
30 North Gould Street, Ste R
Sheridan, WY 82801

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 17-21-435-030-0000

WARRANTY DEED

THIS INDENTURE made and entered into on this 5th day of April, 2024, by and between **FEIYANG ZHANG, single individual**, residing at 1901 South Tom Parkway, Chicago, IL 60616 hereinafter referred to as Grantor(s) and **Portfolio 02-2024 Investment LLC, A Delaware Limited Liability Company**, located at 30 North Gould Street, Ste R, Sheridan, WY 82801, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1901 South Tom Parkway, Chicago, IL 60616

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

04/05/2024
Date


Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 30 day of March, 2024.

Feiyang Zhang
FEIYANG ZHANG

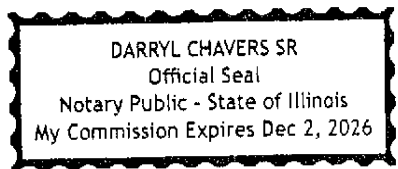
STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on this 30th day of MARCH, 2024 by **FEIYANG ZHANG.**

[Signature]
(Signature of Notary Public)

Print Name: DARRYL CHAVERS SR

My commission expires: 12-2-2026



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EXHIBIT A LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS AND BEING KNOWN AND DESIGNATED AS FOLLOWS:

PARCEL 1: LOT 30 IN SANTE FE GARDEN III, BEING A RESUBDIVISION OF PART OF BLOCKS 21, 24, 25 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST 1/4 OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSHORE COMMONS II COMMUNITY ASSOCIATION RECORDED AS DOCUMENT NUMBER 0010358538 AS AMENDED.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR TOM PARKWAY RECORDED AS DOCUMENT NUMBER 0010358536 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR TOM PARKWAY TOWNHOMES RECORDED DECEMBER 4, 2001 AS DOCUMENT NUMBER 0011137527.

Parcel ID Number: 17-21-435-030-0000

Property Commonly Known As: 1901 South Tom Parkway, Chicago, IL 60616

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	16-Apr-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-21-435-030-0000 | 20240401679450 | 0-031-818-032

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

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REAL ESTATE TRANSFER TAX		16-Apr-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-21-435-030-0000	20240401679450	1-642-430-768

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, 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 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 03-30, 2024

Signature: *Feiyang Zhang*
Grantor, or Agent

Subscribed and sworn to before me by the said Feiyang Zhang this 30th day of MARCH, 2024.

[Signature]
Notary Public
My commission expires: 12-2-2026



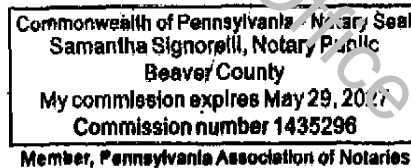
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 April 5, 2024

Signature: *Brian Stultz*
Grantee, or Agent

Subscribed and sworn to before me by the said Brian Stultz this 5th day of April, 2024.

[Signature]
Notary Public
My commission expires: 5/29/27



Note: Any person who knowingly submits a false statement concerning the identity of a 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.)