

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

**This instrument prepared by:**  
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Howard & Howard Attorneys PLLC  
200 S. Michigan Ave Ste 1100  
Chicago, Illinois 60614

**FIRST AMERICAN TITLE**  
**FILE #** AF1042711

Doc# 2412820041 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/7/2024 9:26 AM Pg: 1 of 3

Doc ID 20240401689441

ST/Co Stamp 1-150-622-000 ST Tax \$689.00 CO Tax \$344.50

**BRMK GATEWAY NORTHBROOK LLC**, a Washington limited liability company ("Grantor"), with an address of 1420 Fifth Ave., Suite 2000, Seattle, WA 98101 for Ten and No/100 Dollars (\$10.00 and other good and valuable consideration in hand paid, conveys and transfers to **WENZHUANG CHI and YIMING TANG, Husband and Wife**, ("Grantee"), of 455 E. Waterside Dr., Unit 3407, Chicago, Illinois, as **Tenants by the Entirety**, the certain parcel of land, situate, lying and being in the Cook County, Illinois, more particularly described on **Exhibit A** attached hereto (the "Property"), as of this 27 day of April, 2024.

**TOGETHER** with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all improvements, fixtures, structures, and buildings thereon, and all the estate, right, title, and interest, claim or demand whatsoever of the Grantor, either in law or equity, of, in, and to the above-described Property

**TO HAVE AND TO HOLD** the said Property unto Grantee and its heirs and assigns to the sole use, benefit and behalf of Grantee, its heirs and assigns, **FOREVER**, and Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under Grantor (but not otherwise).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 22<sup>nd</sup> day of April, 2024.

**GRANTOR**

**BRMK GATEWAY NORTHBROOK LLC,**  
a Washington limited liability company

By: BRMK REO LLC, a Washington limited liability company, its sole member  
By: RCC Merger Sub, LLC, a Delaware limited liability company, as successor to  
Broadmark Realty Capital, Inc.

its sole member and manager, By Ready Capital Corporation, its manager

By: Sutherland Partners, L.P., a Delaware limited partnership,  
its sole member and an authorized manager

By: Ready Capital Corporation, its General Partner

By: [Signature]  
Name: Adam Zausma  
Title: Authorized Signatory for Ready Capital

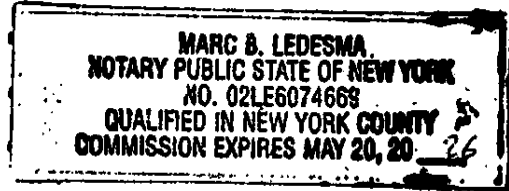
STATE OF NY )  
  )ss:  
COUNTY OF NY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Adam Zausma, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22<sup>nd</sup> day of April, 2024.

[Signature]  
Notary Public

**Subsequent tax bills to:**  
Wenzhuang Chi & Yiming Tang  
1215 Shermer Road  
Northbrook, Illinois 60062



**Mail Recorded Deed to:**  
Wenzhuang Chi & Yiming Tang  
1215 Shermer Road  
Northbrook, Illinois 60062

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 15 IN THE FINAL PLAT OF GATEWAY, BEING A RESUBDIVISION OF THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT WAS THEREOF RECORDED APRIL 6, 2018 AS DOCUMENT NUMBER 1809629036.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GATEWAY TOWNHOME ASSOCIATION WAS RECORDED NOVEMBER 15, 2019 AS DOCUMENT NUMBER 1931913113 MADE BY GATEWAY NORTHBROOK OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DECLARANT.

Premises commonly known as and located at:  
1215 Shermer Road, Northbrook, Illinois 60062

Permanent Real Estate Index Number(s): 04-10-320-015-0000

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.**