

UNOFFICIAL COPY

GIT

410790536 (11)

Please return to:

Shao Ying Lin & Yi Yi Shi
1925 S Lee Parkway
Chicago, IL 60616

Doc#: 2412920024 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/8/2024 9:21 AM Pg: 1 of 4

Dec ID 20240201632436

ST/Co Stamp 1-437-473-072 ST Tax \$575.00 CO Tax \$287.50

City Stamp 0-994-887-984 City Tax \$6,037.50

Send subsequent tax bill to:

Shao Ying Lin
2619 S. Throop St., Unit F
Chicago, Illinois 60608

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED

THE GRANTOR(S), **SKYRIVER THROOP DEVELOPMENT LLC**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and **PUI Y. CHIU** of 2918 S. Wentworth Avenue, Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grant(s), remise(s), and convey(s) to **SHAO YING LIN, a single woman AND YI YI SHI, a single man**, of 1925 S. Lee Parkway, Chicago, Illinois, GRANTEE(S), not as joint tenants, but as tenants in common, all of Grantors' right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto. *married

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; easements existing or of record; and building, building line and use or occupancy restrictions so long as it does not interfere with the use as a single family residence; (d) acts done or suffered by Buyer; (e) applicable ordinances of the local municipality; (f) special taxes or assessments not yet levied; (g) rights of way for drainage titles, ditches, feeders and laterals, (h) homeowner's declaration and as amended from time to time; and (i) any exceptions to title which are insured over by Title Insurer.

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

This is not homestead property.

REAL ESTATE TRANSFER TAX

30-Apr-2024



CHICAGO:	4,312.50
CTA:	1,725.00
TOTAL:	6,037.50 *

17-29-402-073-0000 | 20240201632436 | 0-994-887-984

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

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Special Warranty Deed
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Dated this 30th day of April, 2024

**SKYRIVER THROOP DEVELOPMENT LLC, AN
ILLINOIS LIMITED LIABILITY COMPANY**



BY: _____
DAN MARK

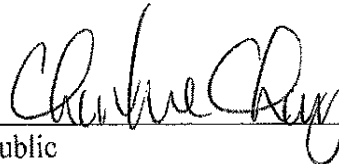
ITS: **MANAGER**

REAL ESTATE TRANSFER TAX		06-May-2024
	COUNTY:	287.50
	ILLINOIS:	575.00
	TOTAL:	862.50
17-29-402-073-0000		20240201632436 1-437-473-072

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dan Mark, as the sole manager of Skyriver Throop Development LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such manager, he/she signed and delivered the said instrument, pursuant to authority given by said company, as his/her 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 30th day of April, 2024

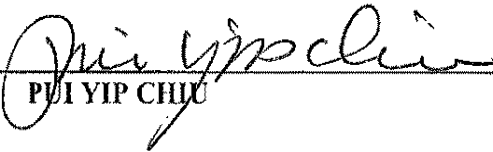


Notary Public

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Special Warranty Deed
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Dated this 30th day of April, 2024



PUI YIP CHIU

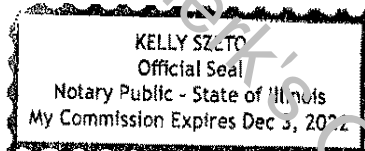
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Pui Yip Chiu, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she signed and delivered the said instrument, as his/her free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of April, 2024.



Notary Public



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LEGAL DESCRIPTION

PARCEL 1: LOT 33 AAA RESIDENCES PLAT OF RESUBDIVISION BEING A RESUBDIVISION IN THE SOUTH ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 2210922042 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 2619 S. Throop Street, Unit F, Chicago, Illinois 60608

Permanent Index Number: 17-29-402-073-0000

Property of Cook County Clerk's Office