



2424930115

Doc# 2424930115 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 9/5/2024 3:56 PM
PAGE: 1 OF 3

Please return to:

Qizhong Q. Guan
3122 S. Benson St. Unit 4
Chicago, IL 60608

Send subsequent tax bill to:

Qizhong Q. Guan
3122 S. Benson Street, Unit 4
Chicago, Illinois 60608

Prepared by:

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

WARRANTY DEED

THE GRANTOR(S), **BENSEN PLACE 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, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grants, bargains, sells, and conveys to the GRANTEE(S), **QIZHONG Q. GUAN, a married woman, and KAYLEE J. GUAN, a single woman**, not as tenants in common, but as joint tenants, of 61 W. 15th Street, Unit 608, Chicago, Illinois, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, legally described as attached hereto:

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters:

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; (c) acts done or suffered by Buyer; (d) applicable ordinances of the local municipality; (e) special taxes or assessments not yet levied; (f) rights of way for drainage titles, ditches, feeders and laterals, (g) homeowner's declaration and as amended from time to time; and (i) any exceptions to title which are insured over by Title Insurer.

with covenants on the part of the Grantor(s) (1) that at the time of making and delivery of such a deed, the Grantor(s) was/were the lawful owner(s) of an indefeasible estate in fee simple in and to the premises therein described and that Grantor(s) had good right and full power to convey the same, (2) that the premises were free from encumbrances done or suffered by or through the Grantor(s), except the rents and services that may be therein reserved, and (3) that the Grantor(s) will warrant and defend the premises against the lawful claims and demands of all persons claiming through the Grantor(s) but none other.

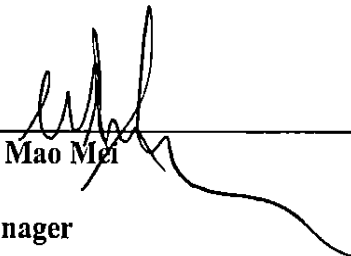
24wms2287wP 28 10/2

31 (initials)

UNOFFICIAL COPY

Warranty Deed
August 29, 2024
Page 2 of 2

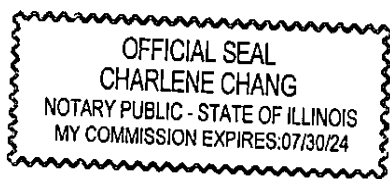
Bensen Place, LLC, an Illinois limited liability company

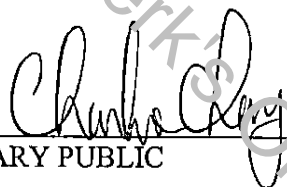
By: 
Mao Mei
Its: Manager



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Mao Mei, as the manager of Bensen Place, an Illinois limited liability company, who is personally known to me to be the same person whose name are subscribed to the foregoing instrument as appeared before me this day in person and acknowledged that she/he signed and delivered the said instrument as her/his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25th day of July, 2024




NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		03-Sep-2024
	COUNTY:	300.00
	ILLINOIS:	600.00
	TOTAL:	900.00
17-32-102-010-0000 20240801674775 0-547-766-448		

REAL ESTATE TRANSFER TAX		03-Sep-2024
	CHICAGO:	4,500.00
	CTA:	1,800.00
	TOTAL:	6,300.00 *
17-32-102-010-0000 20240801674775 2-129-035-440		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 58 AND THE SOUTH 47 FEET OF LOTS 68 TO 76 BOTH INCLUSIVE AND THOSE PARTS OF PITNEY AND JAMES STREETS VACATED BY ORDINANCE RECORDED IN 1881 AS DOCUMENT 3466891, ALL TAKEN AS A TRACT, IN BROAD AND PITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF BENSON STREET AND THE SOUTH LINE OF THE 33 FOOT WIDE STREET LYING SOUTH OF SAID LOTS 68 TO 76 BOTH INCLUSIVE; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 330.76 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG LAST SAID LINE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST, 19.58 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS WEST 54.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS EAST 19.58 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS AS CREATED AND SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BENSON PLACE TOWNHOMES RECORDED MAY 10, 2022 AS DOCUMENT NUMBER 221301900 OVER AND ONTO THE NORTH 7.00 FEET OF THE WEST 19.58 FEET OF THE EAST 402.92 FEET OF LOT 28 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANCH 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF THE NORTH 427.27 FEET OF SAID NORTHWEST 1/4 OF SECTION 32 (EXCEPTING THEREFROM THOSE PARTS WHICH HAVE BEEN TAKEN FOR IMPROVEMENT OF THE CHICAGO RIVER OR CONVEYED TO THE UNITED STATES OF AMERICA), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 3122 S. Benson Street, Unit 4, Chicago, Illinois 60608

Permanent Index Number: 17-32-102-010-0000