

53
UNOFFICIAL COPY

Tenants By The Entirety
WARRANTY DEED
4404784 (113)



Doc#: 1112457140 Fee: \$40.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2011 02:09 PM Pg: 1 of 3

This agreement, made this 30th day of March, 2011, between LBD Funding, LLC 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, party of the first part, and

Shawn Chen and Jia Wen Poon,
*husband and wife, not as joint tenants or as tenants in common but **

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Officers, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit
** as Tenants By The Entirety.*

LEGAL DESCRIPTION ATTACHED:

W.
COMMONLY KNOWN AS: 525 HAVTHORNE PLACE, UNIT 2404, CHICAGO, ILLINOIS 60657

PIN: 14-21-307-061-1172 VOL 485 AND 14-21-307-061-1292 VOL 485

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; ~~existing leases and tenancies~~; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2010 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member and attest by its Managing Member, the day and year first above written.


LBD FUNDING, LLC

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ORDER NO.: 1301 - 004404784
 ESCROW NO.: 1301 - 004404784

1

STREET ADDRESS: 525 WEST HAWTHORNE PL, #2404 & PU-58
 CITY: CHICAGO ZIP CODE: 60657 COUNTY: COOK
 TAX NUMBER: 14-21-307-061-1172

STREET ADDRESS: 525 WEST HAWTHORNE PL, #2404 & PU-58
 CITY: CHICAGO ZIP CODE: 60657 COUNTY: COOK
 TAX NUMBER: 14-21-307-061-1292

STREET ADDRESS: 525 WEST HAWTHORNE PL, #2404 & PU-58
 CITY: CHICAGO ZIP CODE: 60657 COUNTY: COOK
 TAX NUMBER: ~~14-21-307-999-1291~~

STREET ADDRESS: 525 WEST HAWTHORNE PL, #2404 & PU-58
 CITY: CHICAGO ZIP CODE: 60657 COUNTY: COOK
 TAX NUMBER: ~~14-21-307-999-1171~~

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2404 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 525 HAWTHORNE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021232465, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT P-58 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAWTHORNE PLACE GARAGE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0417727057, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0021017513 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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By: [Signature]
Its Managing Member

Attest: [Signature]
Its Managing Member

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott Schiller, personally known to me to be the managing member of LBD Funding LLC, and Scott MICHAEL SCHWARTZ, personally known to me to be the Managing Members, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managing Members, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Managing Members as their free and voluntary act, and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of March, 2011

Commission expires 10/6, 2014,
Prepared By: Scott Schiller
2042 W. Belmont
Chicago, IL 60618

This instrument prepared by:

[Signature]
NOTARY PUBLIC
"OFFICIAL SEAL"
TONY BYERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/6/2014

MAIL TO:

Kristin Richards
2224 W. Irving Park
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Shawn Chen & Diawen Peon
525 Hawthorne Pl. unit 2404
Chicago, IL 60657

CITY OF CHICAGO



APR. 22. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00757.50
FP 103018

0000010301

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 22. 11

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00126.25
FP 103017

0000052130

CITY TAX

CITY OF CHICAGO



APR. 22. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01893.75
FP 103018

0000010300

STATE TAX

STATE OF ILLINOIS



APR. 22. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00252.50
FP 103014

0000000885