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Doc#: 1336041088 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/26/2013 11:48 AM Pg: 1 of 5

~~WARRANTY DEED~~
WARRANTY DEED

SAH663627 1 of 3 DC

CADENCE PROPERTIES, LLC, an Illinois limited liability company, 1457 W. Augusta Boulevard, Chicago, Illinois ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said company, ~~REMISES, RELEASES, ALIENS AND CONVEYS~~ unto **LOCH-HUNG L. SZE** ("Grantee"), all the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**WARRANT S & See Exhibit A attached hereto and made a part hereof* *Asingle man*

together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, its successors and assigns forever, and for the proper use and benefit forever of the Grantee.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL DEFEND** the said premises, against all persons by or claiming through Grantor, but not otherwise, **SUBJECT TO** the exceptions as contained in Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 17-05-315-002-0000

Address of Real Estate: 1457 W. Augusta Boulevard; Chicago, Illinois 60642

In Witness Whereof, Grantor has caused its name to be signed to these presents by its Manager this 27th day of November, 2013.

CADENCE PROPERTIES, LLC
an Illinois limited liability company

By: *Jason Pearl*
Jason Pearl, Manager

S Y
P 4
S A
SC V
INT 18

Box 334

Abel

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 12/02/2013



CHICAGO: \$5,137.50
CTA: \$2,055.00
TOTAL: \$7,192.50

17-05-315-002-0000 | 20131101605938 | 7W18LZ

REAL ESTATE TRANSFER 12/02/2013



COOK \$342.50
ILLINOIS: \$685.00
TOTAL: \$1,027.50

17-05-315-002-0000 | 20131101605938 | GOPN57

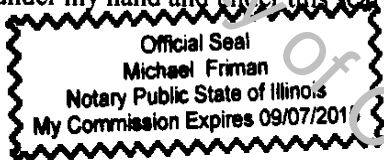
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Jason Pearl, personally known to me in his capacity as Manager of Cadence Properties, LLC, an Illinois limited liability company ("Company") and 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, in his capacity as Manager of the Company, he signed and delivered this instrument pursuant to the authority given by the Managers of said Company, as his 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 under this seal this 27 day of November, 2013



[Signature]

Notary Public

Commission expires: _____

Name and Address of Taxpayer
and Send Subsequent Tax Bills

To:
Loch-Hung L. Sze
1457 W. Augusta Blvd., #1
Chicago, Illinois 60642

Prepared By:

Michael S. Friman, Esq.
McCormick Braun Friman LLC
2 North LaSalle Street
Ste. 1250
Chicago, Illinois 60602

Return to after recording:

Gregory A. Braun, Esq.
McCormick Braun Friman LLC
2 North LaSalle Street
Ste. 1250
Chicago, Illinois 60602

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EXHIBIT A
LEGAL DESCRIPTION

LOT 12 IN WHEELER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF BLOCK 22 OF CANAL TRUSTEES' SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-05-315-002-0000

Address: 1457 W. Augusta Boulevard; Chicago, Illinois 60622

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EXHIBIT B
PERMITTED EXCEPTIONS

Liens of real estate taxes, water, rent and sewer charges that are not yet due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines, ordinances and easements, if any, rights of tenants in possession and acts suffered or permitted by Grantee.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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