

UNOFFICIAL COPY



Doc#: 1516750113 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2015 02:51 PM Pg: 1 of 3

1596500
CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 906
Northbrook, IL 60062

_____[The Above Space For Recorder's Use Only]_____

WARRANTY DEED

~~Joint Tenancy~~

Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR, **FRANKLINVILLE ROAD PARTNERSHIP, LLC**, a 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 AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to:

MINGHAI GENG, of
~~XXUAN GIENG AND MING HAI GIENG~~
545 N. DEARBORN ST., UNIT ~~2402~~ 2403, CHICAGO, IL 60610,
1602

~~Joint Tenancy in Common~~ ~~Joint Tenancy~~ JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises ~~not in tenancy with common but in joint tenancy~~ forever.

Permanent Real Estate Index Number(s): 17-09-241-036-1165

Address(es) of Real Estate: 545 N. DEARBORN ST., UNIT 2403, CHICAGO, IL ~~60610~~ 60654

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its MANAGER this 15th day of May, 2015.

FRANKLINVILLE ROAD PARTNERSHIP, LLC

City of Chicago
Dept. of Finance
688878



Real Estate
Transfer
Stamp
\$2,887.50

BY: Randy S. Yaffe
RANDY S. YAFFE, MANAGER

6/5/2015 9:57
dr00155

Batch 9,965,378

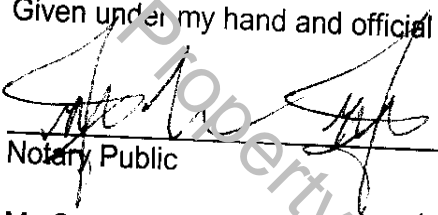
UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

RANDY S. YAFFE, MANAGER,

personally known to me to be the Manager of FRANKLINVILLE ROAD PARTNERSHIP, LLC, an Illinois limited liability co. of said limited liability company, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as said Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Managers of said limited liability company, their free and voluntary act, and the free and voluntary act and deed of said limited liability company, for uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 2015



Notary Public



My Commission Expires Oct 1, 2016

This instrument was prepared by: BERNARD J. MICHNA, 400 CENTRAL AVE., SUITE 230, NORTHFIELD, IL 60093

Send Subsequent Tax Bills to: ~~XYIMAN X. CHENG AND MINGHAI GENG~~ MINGHAI GENG
ST., UNIT ~~2103~~ ¹⁶⁰⁸, CHICAGO, IL 60610-54

MAIL TO: Neil Kaiser, 716 Lee Street, Des Plaines, IL 60016

LEGAL DESCRIPTION

PARCEL 1:


UNIT W2403, IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4A AND 4B, IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF BLOCK 25, IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, ALSO OF BLOCK 16 IN WOLCOTT'S ADDITION TO CHICAGO, IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY, 18 FEET WIDE, IN SAID BLOCKS 16 AND 25 HERETOFORE DESCRIBED, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2003 AS DOCUMENT NO. 0336327024 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 26, 2005, AS DOCUMENT 0529910137, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN ARTICLE 3.4 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 3, 2005 AS DOCUMENT 0521518064.

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUN. 16. 15
REVENUE STAMP

REAL ESTATE TRANSFER TAX
 00137.50
 # 0000005167
 FP 103048

STATE OF ILLINOIS
 STATE TAX

 JUN. 16. 15
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00275.00
 # 0000005246
 FP 103051