

UNOFFICIAL COPY

WARRANTY DEED

^{mst.} Joint Tenants

01146-353221/

THE GRANTORS, **Venus Heritage, LLC**, a Limited Liability Company of 938 Waterford Lane, Elk Grove Village, IL 60007, for and in consideration of Ten and No/100 Dollars, CONVEYS and WARRANTS to **Qingjun Meng and Yan Qin**, husband and wife, of 3408 Caine Drive, Naperville, IL 60564-4185, as Joint Tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal description is attached hereto and made a part hereof.

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 as tenants in common, but as **JOINT TENANTS**.

SUBJECT TO: General real estate taxes not due and payable at time of closing; easements for public utilities; covenants; conditions and restrictions of record; terms, provisions, covenants, conditions, and easements established by the Declaration of Condominium and all amendments, if any, thereto.

Permanent Real Estate Index Number: **06-35-400-117-1102 Volume #061**

Address of Real Estate: **380 Newport Lane, Apt. D1, Bartlett, IL 60103-7919**

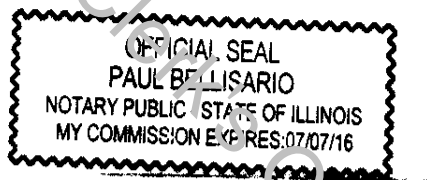
DATED this 26th day of June, 2015.

Venus Heritage, LLC



By: **Jinru Wu**
Its: **Manager**

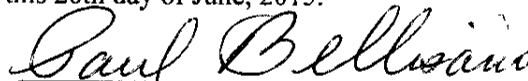
STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE IL 60563



State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jinru Wu, Manager of Venus Heritage, LLC, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of June, 2015.

Prepared by:
Paul Bellisario, Esq.
1440 Maple Ave., Suite 8A
Lisle, IL 60532-4100


NOTARY PUBLIC

Mail to:
Qingjun Meng and Yan Qin
3408 Caine Drive
Naperville, IL 60564-4185

Send Subsequent Tax Bills To:
Qingjun Meng and Yan Qin
3408 Caine Drive
Naperville, IL 60564-4185

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2-"D"-1 IN HEARTHWOOD FARMS CONDOMINIUM AS DELINEATED ON A SURVEY OF DEVELOPMENT AREA, THAT PART OF THE SOUTH EAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH EAST 1/4, THENCE EASTERLY ALONG THE SOUTH LIEN OF SAID SOUTH EAST 1/4 A DISTANCE OF 409.81 FEET FOR A POINT OF BEGINNING, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, A DISTANCE OF 1512.4 FEET TO A POINT ON A LINE THAT IS 15 FEET WESTERLY OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE WEST LINE OF LOT 1 IN BARTLETT INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 35 AND PART OF THE SOUTHWEST 1/4 OF SECTION 36, THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 780.29 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD, THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1564.26 FEET, THENCE SOUTHERLY, A DISTANCE OF 1064.14 FEET TO THE POINT OF BEGINNING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26083807 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 11, 1981 AS DOCUMENT 2603806.

