

# UNOFFICIAL COPY



This instrument was prepared by:  
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Locke Lord LLP  
111 South Wacker Drive  
Chicago, Illinois 60606

Doc#: 1523810017 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/26/2015 10:13 AM Pg: 1 of 4

8961570 D2 DG 1 of 2

Return to and mail subsequent tax bills to:  
Chun Man Wan  
2318-2322 S. Canal Street, Unit 508  
Chicago, Illinois 60616

## QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **CATHAY BANK**, a California banking corporation (the "Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit-claim to **CHUN MAN WAN**, a single man (the "Grantee"), the real Property described on Exhibit A attached hereto and located in Cook County, Illinois (the "Property").

TO HAVE AND TO HOLD the same together with all the improvements thereon and the appurtenances thereunto belonging without warranty or representation of any kind or nature whatsoever.

This quit claim of the Property is made and accepted on an "AS IS" and "WHERE IS" and "WITH ALL FAULTS" basis and NEITHER GRANTEE NOR ANY OTHER PERSON IS RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, FROM GRANTOR OR ANY DIRECT OR INDIRECT PARTNER, OFFICER, DIRECTOR, TRUSTEE, MEMBER, EMPLOYEE, AFFILIATE, ATTORNEY, AGENT OR BROKER OF GRANTOR OR ANY OF ITS AFFILIATES, AS TO ANY MATTER CONCERNING THE PROPERTY OR GRANTOR OR SET FORTH, CONTAINED OR ADDRESSED IN ANY DUE DILIGENCE MATERIALS (INCLUDING, WITHOUT LIMITATION, THE COMPLETENESS THEREOF), INCLUDING, WITHOUT LIMITATION: (i) the quality, nature, habitability, merchantability, use, operation, value, marketability, adequacy or physical condition of the Property or any aspect or portion thereof, including, without limitation, structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, electrical, mechanical, HVAC, plumbing, sewage, water and utility systems, facilities and appliances, soils, geology and groundwater, (ii) the dimensions or lot size of the Property or the square footage of any of the improvements thereon or of any tenant space therein, (iii) the development or income potential, or rights of or relating to, the Property, or the fitness, suitability, value or adequacy of the Property for any particular purpose, (iv) the zoning or other legal status of the Property, (v) the compliance of the Property or its operation with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of

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any Governmental Authority or of any other Person or entity (including, without limitation, the Americans with Disabilities Act of 1990, as amended), (vi) the ability of Grantee or any of its affiliates to obtain any necessary governmental approvals, licenses or permits for the use or development of the Property, (vii) the presence, absence, condition or compliance of any Hazardous Materials on, in, under, above or about the Property or any adjoining or neighboring Property, (viii) the quality of any labor and materials used in any improvements at the Property, or (ix) the economics of, or the income and expenses, revenue or expense projections or other financial matters, relating to the operation of, the Property. For the purposes of this Deed, "Person" means any individual, corporation, partnership, association, trust, limited liability company, or other entity or organization.

Grantee accepts the Property in its condition as existing at the time of execution of this Quit Claim Deed. Grantee fully and completely waives any and all rights for the return of all or any part of the consideration by the reason of any such defects. Grantee acknowledges and declares that neither Grantor nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of Grantor, has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which Grantee has relied, concerning the existence or non-existence of any quality, characteristic or condition of the Property.

TO HAVE AND TO HOLD the same together with all improvements located on the Property; all privileges, rights, easements, accreditaments and appurtenances thereto belonging; to the proper use, benefit of Grantee.

SIGNED AND DELIVERED this 8 day of July, 2015.

**GRANTOR:**

**CATHAY BANK**, a California banking corporation

By: Henry Chen  
Name: Henry W Chen  
Title: VP & CFO

[Notary Page Attached Hereto]

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Los Angeles )  
 On July 8, 2015 before me, QUYEN LIEU, NOTARY PUBLIC,  
 Date Here Insert Name and Title of the Officer  
 personally appeared HENG W. CHEN  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
 Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: QUIT-CLAIM DEED Document Date: \_\_\_\_\_  
 Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer -- Title(s): _____	<input type="checkbox"/> Corporate Officer -- Title(s): _____
<input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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## EXHIBIT A

### Legal Description:

#### PARCEL 1:

UNIT 508 IN THE CANAL CROSSING RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT 4 IN BLOCK 7 IN HANSEL ELCOCK COMPANY'S RESUBDIVISION OF SUNDRY LOTS BLOCKS 7 & 8 (ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1913) AS DOCUMENT 5331082 AND LOT 12 IN BLOCK 7 IN SOUTH BRANCH ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 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 1014834038, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF I-47, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1014834038.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND GRANTED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR CANAL CROSSING RESIDENTIAL CONDOMINIUM AND CANAL CROSSING COMMERCIAL CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014722060.

### P.I.N.:

17-28-107-013-1030

### Common Address:

2318-2322 South Canal Street, Unit 508 and P-47, Chicago, Illinois 60616.

#### REAL ESTATE TRANSFER TAX 06-Aug-2015



COUNTY:	106.50
ILLINOIS:	213.00
<b>TOTAL:</b>	<b>319.50</b>

17-28-107-013-1030 | 20150701603124 | 2-100-955-008

#### REAL ESTATE TRANSFER TAX 06-Aug-2015



CHICAGO:	1,597.50
CTA:	639.00
<b>TOTAL:</b>	<b>2,236.50</b>

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