

# UNOFFICIAL COPY



15365220460

## WARRANTY DEED

ILLINOIS

STATUTORY

C. T. I. /CY

15365220460

1000

Doc#: 1536522046 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2015 09:26 AM Pg: 1 of 3

THE GRANTOR, LETRECO, LLC, a Florida Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE CHEUNG FAMILY TRUST, 404 S. Garfield #2, Monterey Park, CA, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED LEGAL

### SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easement, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

This property is not homestead. To have and to hold said premises forever.

Permanent Index Number(s): 14-17-108-028-1063  
Address(es) of Real Estate: 1364 West Wilson Ave., Unit G, Chicago, IL 60640

#### EAL ESTATE TRANSFER TAX 22-Dec-2015



COUNTY:	34.50
ILLINOIS:	69.00
TOTAL:	103.50

14-17-108-028-1063 | 20151201652600 | 0-795-046-976

PS  
SC  
INT

EAL ESTATE TRANSFER TAX		22-Dec-2015
CHICAGO:		517.50
CTA:		207.00
TOTAL:		724.50

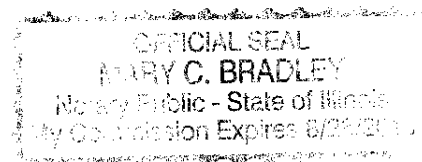
14-17-108-028-1063 | 20151201652600 | 0-650-359-872



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December 15, 2015LETRECO, LLC, a Florida  
Limited Liability CompanyBy: [Signature]  
Mark McClain as attorney in fact for  
Lee E. Tenzer, Sole ManagerSTATE OF Illinois)  
)  
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid certifies that Mark McClain as attorney in fact for Lee E. Tenzer, Sole Manager of LETRECO, LLC and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member, he signed sealed, and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal on December 15, 2015.[Signature]  
Notary Public**Prepared By:**Jennifer LaMell Goldstone, Esq.  
Shaw Fishman Glantz & Towbin, LLC  
321 North Clark Street, Suite 800  
Chicago IL. 60654**Send Tax Bills To:**The Cheung Family Trust  
1364 West Wilson Avenue  
Chicago, IL 60640**After Recording Mail to:**F.J. Kuo, Esq.  
74 63rd Street  
Willowbrook, IL 60527

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## LEGAL DESCRIPTION

Order No.: 15WNW535179OK

For APN/Parcel ID(s): 14-17-108-028-1063

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UNIT 1364-G IN DOVER COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5, 10 AND 11, THE PRIVATE ALLEY BETWEEN LOTS 1, 2, 3 AND 11, AND THE PRIVATE ALLEY BETWEEN LOTS 10 AND 11, IN THE RESUBDIVISION OF LOTS 263 AND 269, INCLUSIVE, IN SPERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH THREE-FOURTHS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 17 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0726915004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.