



Doc#: 1616119173 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/09/2016 12:37 PM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company to  
Individuals in Tenancy by the  
Entirety**

16 SA 348 3183LP / CTY / Submerged 1062

GRANTOR, 6157 N. KENMORE, LLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to GRANTEES, XIJONG CHEN and YUAN LIU, husband and wife, of Chicago, Illinois, in tenancy by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

GRANTOR also hereby grants to the GRANTEES, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and GRANTOR reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances; (f) unrecorded public utility easements, if any; and (g) acts done or suffered by or judgments against Grantees, or anyone claiming under Grantees;

Dated: May 13, 2016

6157 N. KENMORE, LLC,  
an Illinois Limited Liability Company

By: [Signature]  
Ghita (George) Rep, Manager

Chicago Title

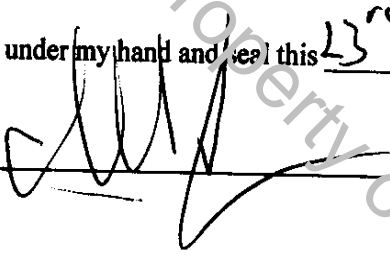
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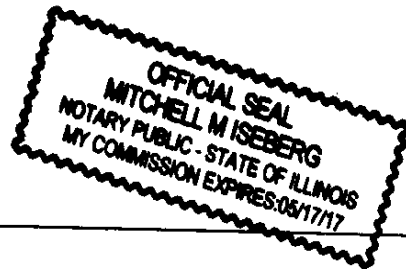
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ghita (George) Pop, personally known to me to be all the manager of 6157 N. KENMORE, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such manager that he signed and delivered the said instrument, pursuant to authority given by the members of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal this 23<sup>rd</sup> day of May, 2016.

  
 \_\_\_\_\_ (Notary Public)



**Prepared by:**



Mitchell M. Iseberg, Esq.  
 161 N. Clark Street, Suite 4700  
 Chicago, IL 60601


**After Recording, Mail To:**

- ~~Kristan Richards, Esq.~~ X Xudong Chen
- ~~2224 West Irving Park Road~~ X 6157 N Kenmore Ave. Unit 3N
- ~~Chicago, IL 60618~~ X Chicago, IL, 60660.

**Name and Address of Taxpayer:**

Xudong Chen and Yuan Liu  
~~Guadalupe Isabel B...~~  
 6157 N. Kenmore Avenue, Unit 3N  
 Chicago, Illinois 60660

REAL ESTATE TRANSFER TAX		24-May-2016
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
14-05-210-026-0000   20160501608193   2-003-753-280		

REAL ESTATE TRANSFER TAX		24-May-2016
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
14-05-210-026-0000   20160501608193   1-294-850-368		

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A to Deed

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 3N AND P-8 IN 6157 N. KENMORE AVENUE CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 26 IN BLOCK 10 IN COCHRAN'S SECOND ADDITION TO EDGE WATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1320 FEET OF THE SOUTH 913 FEET THEREOF, EXCEPT THE RIGHT OF WAY OF CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OF 6157 N. KENMORE AVENUE CONDOMINIUMS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 2016, AS DOCUMENT NO. 1605722025, AS AMENDED FROM TIME TO TIME.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO STORAGE LOCKER S-4 AND ROOF DECK R-3 AS DELINEATED IN AFORESAID CONDOMINIUM RECORDED AS DOCUMENT NO. 1605722025.

COMMON ADDRESS: 6157 N. KENMORE AVE., UNIT 3N, CHICAGO, IL 60660

PIN: 14-05-210-026-0000 (INCLUDES OTHER PROPERTY)