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Doc#: 1622950048 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2016 09:49 AM Pg: 1 of 2

Dec ID 20160601625154
ST/CO Stamp 1-010-344-768 ST Tax \$347.50 CO Tax \$173.75
City Stamp 1-169-474-368 City Tax: \$3,648.75

**WARRANTY DEED
(LLC to Individual)
(Illinois)**

THIS AGREEMENT, made this ____ day of JULY, 2016, between LEADWAY REALTY, LLC, an Illinois Limited Liability Company, a 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, party of the first part, and ISAIAH PELEN, 4646-50 N. WINTHROP AVE., UNIT 3A, CHICAGO, Illinois 60640, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

and Fang Chen, husband and wife, not as tenants in common but as joint tenants

WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 Dollars and 00/100 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL ONE:

UNIT 3A, IN THE 4646-50 WINTHROP COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 9 FEET OF LOT 3 AND LOTS 4 TO 6 IN THE SUBDIVISION OF LOTS 172 TO 180 IN WILLIAM DEERING SURRENDEEN SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607234014, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO THE USE OF P-8, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0607234014.

ADDRESS: 4646-50 N. WINTHROP AVE., UNIT 3A, CHICAGO, ILLINOIS 60640
P.I.N.: 14-17-209-043-1007

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said

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premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2016 and subsequent years.

Permanent Real Estate Number(s): 14-17-209043-1007

Address(es) of Real Estate: 4646-50 N. WINTHROP AVE., UNIT 3A , CHICAGO, ILLINOIS 60640

IN WITNESS WHEREOF, said party of the first part has caused its signature to be hereto affixed, and has caused its name to be signed to these presents by and through its Manager, the day and year first above written.

LEADWAY REALTY, LLC

BY: [Signature]
Adrian Dragomir, Member

BY: [Signature]
Dan Patrascan, Member

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #B, Lincolnwood, Illinois 60712

MAIL TO:
Christina M. Palkoni
1807 N. Broadway, Fl. 2
Melrose Park, IL 60160

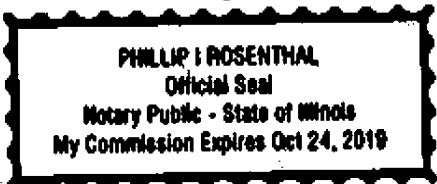
SEND SUBSEQUENT BILLS TO:
Sarah Allen
4648 N. Winthrop, #3A
Chicago, IL 60640

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Adrian Dragomir and Dan Patrascan, are personally known to me to be the Members as referred to in the body of this deed on and in behalf of LEADWAY REALTY, LLC, an Illinois Limited liability company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they signed and delivered the said instrument and pursuant to authority, given by the Managers of said limited liability company as their 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 official seal, this 20 day of JULY, 2016.



[Signature]
Notary Public

Commission Expires: _____