

Warranty Deed  
Statutory (ILLINOIS)  
General

UNOFFICIAL COPY



Doc# 1701949321 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 02:34 PM PG: 1 OF 6

Above Space for Recorder's  
Use Only

THE GRANTOR (S)

Ambient Square L.L.C., duly formed under the laws of the State of California, as to an undivided half interest, and Katherine Chiu, a single woman, individually, as to an undivided half interest for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in hand paid, does hereby CONVEY and WARRANT to

Juan C. Salgado

Individually, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOT 26 IN BLOCK 2 IN GRAND HEIGHTS SUBDIVISION OF THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 13-31-209-014-000

Address(es) of Real Estate: 2217 N. Nagle Ave., Chicago, IL 60707

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO:\* General taxes for 2016 and subsequent years, covenants, conditions and restrictions of record, building lines and easements, if any.

1082

PRECISION TITLE

PTC 230660

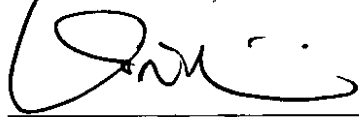
REAL ESTATE TRANSFER TAX		11-Jan-2017	
	COUNTY:	96.25	
	ILLINOIS:	192.50	
	TOTAL:	288.75	
13-31-209-014-0000		20161201698297   0-839-390-400	

REAL ESTATE TRANSFER TAX		11-Jan-2017	
	CHICAGO:	1,443.75	
	CTA:	577.50	
	TOTAL:	2,021.25 *	
13-31-209-014-0000		20161201698297   1-644-696-768	
* Total does not include any applicable penalty or interest due.			

Dated this 5th day of January, 2017

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Katherine Chiu, Grantor



Name: Katherine Chiu

STATE OF	)	Taiwan	
	)	City of Taipei	
COUNTY OF	)	American Institute in	} SS
	)	Taiwan, Taipei Office	

Taipei, Taiwan

I, the undersigned, a Notary Public, in ~~and for said County, in the State aforesaid,~~ DO HEREBY CERTIFY that <sup>S. Chiu</sup> Katherine Chiu ~~personally~~ known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

JAN 05 2017

Given this \_\_\_\_\_ day of January, 2017.

  
NOTARY PUBLIC

JUN 14 2017

Commission expires \_\_\_\_\_, \_\_\_\_\_.

Min Bookbinder  
Special Notary (PL96-8)  
Duly appointed and qualified  
My commission expires: June 14, 2017

*Notary Public of Cook County Clerk's Office*



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U. S. Department of State

## INDIVIDUAL ACKNOWLEDGMENT CERTIFICATE

### VENUE

Hong Kong

(Country)

Hong Kong

(State, Province, etc.)

Consulate General of the

(City)

United States of America

(Name of consular post)

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

- TszTak Daniel HO -

(Typed Name of Individual)

(Signature of Consular Officer)

**Anton P. Jongeneel**

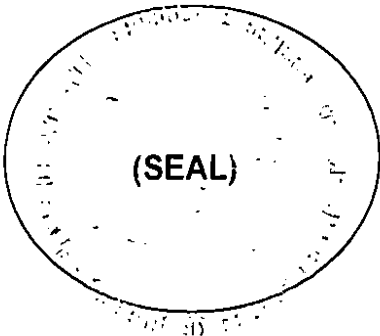
**U.S. Vice Consul**

(Typed Name of Consular Officer)

(Title of Consular Officer)

01-05-2017

Date (mm-dd-yyyy)

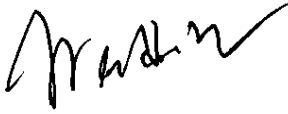


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Dated this 5<sup>th</sup> day of January, 2017.

Ambient Square L.L.C., Grantor

BY:



\_\_\_\_\_  
**Name: Frenda Ho**  
**Title: Managing Member**

STATE OF \_\_\_\_\_ )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Frenda Ho** personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument and the Managing Member of **Ambient Square L.L.C.**, duly formed under the laws of the State of California, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given this \_\_\_\_\_ day of January, 2017.

**PLEASE SEE  
NOTARY ATTACHMENT**

\_\_\_\_\_  
NOTARY PUBLIC

Commission expires \_\_\_\_\_, \_\_\_\_\_.

Property of Santa Clara County Clerk's Office

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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 Santa Clara

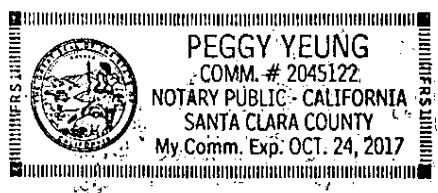
On Jan 5<sup>th</sup> 2017 before me, Peggy Yeung, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Trenda Manning Ho  
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]  
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: warranty deed statu Document Date: (General)

Number of Pages: 4 Signer(s) Other Than Named Above: \_\_\_\_\_

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

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

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- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_