

WARRANTY DEED

THE GRANTOR, JCSD LLC, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

CHENSHI DU and YUFAN HUANG, a married couple, as tenants by the entirety of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, not in joint tenancy, but as tenants by the entirety forever. SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 16-07-316-069-0000 (underlying PINs)
Address of Real Estate: 1025 WALNUT WAY, OAK PARK, IL 60302

Dated this 6 day of February, 2017, Return to: Proper Title, LLC 530 E Dundee Rd. Ste. 250 182 Palatine, IL 60074 PT 16-40210

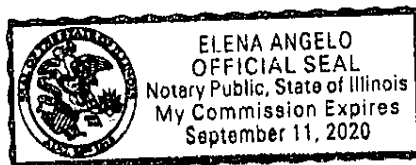
[Handwritten signature of Alex Troyanovsky]

ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSD LLC

STATE OF ILLINOIS }
}SS.
COUNTY OF LAKE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALEX TROYANOVSKY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6 day of February 2017.



[Handwritten signature of Elena Angelo]
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

~~AFTER RECORDING THIS~~  
~~INSTRUMENT SHOULD BE SENT TO:~~

Richard Warner  
1700 Park St  
Naperville IL 60563

Send subsequent tax bills to:


**CHENSHI DU and YUFAN HUANG**

1025 WALNUT WAY, OAK PARK, IL 60302

772 F

**Real Estate Transfer Tax**

**\$4,400.00**

 Oak Park

[www.oak-park.us](http://www.oak-park.us)

Property of Cook County Clerk's Office

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## Legal Description

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE EAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 200.41 FEET TO THE POINT OF COMMENCEMENT IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Also,

THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 92.16 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET THENCE NORTH ALONG THE WEST LINE A DISTANCE OF 160.12 FEET THENCE EAST A DISTANCE OF 54.00 FEET PARALLEL TO THE NORTH LINE OF THE TRACT, THENCE NORTH 20.00 FEET, THENCE EAST A DISTANCE OF 23.13 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.49 FEET TO A POINT ON THE NORTH FACE OF EXISTING BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 40.09 FEET TO THE SOUTH FACE OF SAID BRICK BUILDING, THENCE EAST 20.04 FEET, SAID POINT BEING SOUTHEAST CORNER OF BRICK BUILDING, THENCE NORTH 40.09 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE NORTHEAST CORNER OF THE BRICK BUILDING, THENCE WEST ALONG BUILDING WALL A DISTANCE OF 20.04 FEET TO THE POINT OF BEGINNING.

Commonly known as 1025 WALNUT WAY, Oak Park, Illinois 60302  
Parcel ID(s): 16-07-316-061-0000

note: the new tax number for 2016 will be #16-07-316-069-0000

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REAL ESTATE TRANSFER TAX

14-Feb-2017



COUNTY:  
ILLINOIS:  
TOTAL:

275.00  
550.00  
825.00

16-07-316-069-0000

20170201611353

1-690-362-560

40210

Property of Cook County Clerk's Office