

# UNOFFICIAL COPY



RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

**PANDA RESTAURANT GROUP  
NINA LU  
1683 WALNUT GROVE AVE.  
ROSEMEAD, CA 91770**

Doc# 1708206170 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/23/2017 04:13 PM PG: 1 OF 3

PX 2693

APN: portion of 16-25-124-043-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate state below in the property hereinafter described:
2. The full name of the owner is PANDA EXPRESS INC.
3. The full address of the owner is 1683 WALNUT GROVE AVE. ROSEMEAD, CA 91770
4. The nature of the interest or estate of the owner is; in fee.

(If other than fee, strike "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full address of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are: NONE
6. A work of improvement on the property hereinafter described was completed on 01-07-17. The work done was: TENANT IMPROVEMENT
7. The name of the contractor, if any, for such work of improvement was FJ Development Corp of Illinois  
(10-06-16)  
(If no contractor for work of improvement as a whole, insert "none") (Date of Contract)

8. The property on which said work of improvement was completed in the city of Chicago county of Cook, State of IL and is described as follow: Exhibit A

9. The street address of said property is 3000 W. 26th Street, Chicago, IL 60623  
(If no street address has been officially assigned, insert "none".)

Date: 01-30-2017

PANDA EXPRESS, INC.

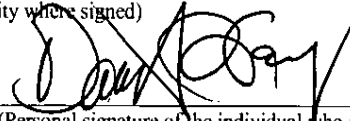
  
Signature of owner or corporate officer of owner  
**DAVID WANG Juiteng**  
EXECUTIVE DIRECTOR OF CONSTRUCTION

## VERIFICATION

I, David Wang, the undersigned, say: I am the EXECUTIVE DIRECTOR OF CONSTRUCTION the declarant of the foregoing notice of completion; I have read notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on Jan 30, 2017 at ROSEMEAD, California.  
(Date of Signature) (City where signed)

  
(Personal signature of the individual who is swearing that the contents of the notice of completion are true.)  
**DAVID WANG Juiteng**

S y  
P 3  
S N  
SC y  
E y  
INT D.H.

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EXHIBIT A (to the Memorandum of Lease)

Legal Description of the Shopping Center

**PARCEL 1:**

LOTS 21, 22, 23, 24, 25, 26 AND 27 IN BLOCK 4 IN TREGO AND SMITH'S SUBDIVISION OF THE WEST 697.00 FEET OF THE EAST 18 ACRES OF THE WEST 34 ACRES OF THE SOUTH 64 ACRES OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 25 FEET OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SACRAMENTO AVENUE, NORTH OF THE NORTH LINE OF 26TH STREET AND WEST OF THE WEST LINE OF CASS SUBDIVISION OF THE EAST 30 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST 1/4 OF SECTION 25 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1886 AS DOCUMENT NUMBER 730704, IN COOK COUNTY, ILLINOIS.

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN  
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO ITS EFFECT UPON TITLE.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 }

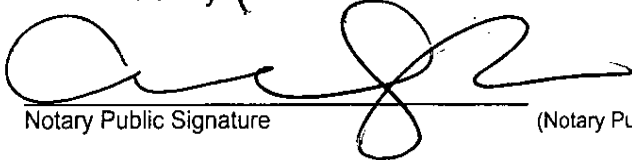
County of Los Angeles }

On 1/30/17 before me, Cindy P. Phu, Notary Public  
(Here insert name and title of the officer)

personally appeared David Wang aka Jui Feng Wang,  
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.

  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Notice of Completion  
(Title or description of attached document)

3000 W. 26th Street, Chicago IL  
(Title or description of attached document continued)

Number of Pages 2 Document Date \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_