

# UNOFFICIAL COPY

Doc#: 1730708003 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2017 11:07 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

LLC TO INDIVIDUAL

Dec ID 20171001647200  
ST/CO Stamp 0-574-001-184 ST Tax \$509.50 CO Tax \$254.75  
City Stamp 1-452-802-080 City Tax: \$5,349.75

Return Land Chicago Title 17 ST 066434LP (1063)

CTIC No.: 17ST-06434 LP

THE GRANTOR, **3414 N. SEMINARY, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, 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 Managers of said limited liability company, CONVEY(S) and WARRANT(S) to **ALAN FANG**, 625 WEST MADISON STREET CHICAGO, ILLINOIS of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

\* S. and see Leong Fang as Joint Tenants  
**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes and assessments for the year ~~2016~~ <sup>2017</sup> and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): **14-20-411-027-0000**

Address(es) of Real Estate: **3414 NORTH SEMINARY AVENUE, UNIT 2  
CHICAGO, ILLINOIS 60657**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, this:

24th day of October, 2017

**3414 N. SEMINARY, LLC**  
an Illinois Limited Liability Company

By: H. Yatsik  
**HALYNA YATSIK, Managing Member**

By: N. Bagaylyuk  
**NIKOLAY BAGAYLYUK, Managing Member**

(Handwritten mark)

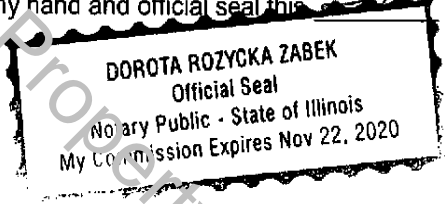
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STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **HALYNA YATSIK**, personally known to me to be the Managing Member of the **3414 N. SEMINARY, LLC, an Illinois Limited Liability Company**, 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 severally acknowledged that as such HALYNA YATSIK signed delivered the said instrument, pursuant to authority given by the Manager of said limited liability company, as her 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<sup>th</sup> day of October, 2017.



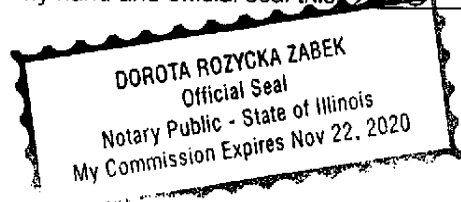
*[Signature]*  
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **NIKOLAY BAGAYLYUK**, personally known to me to be the Managing Member of the **3414 N. SEMINARY, LLC, an Illinois Limited Liability Company**, 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 severally acknowledged that as such NIKOLAY BAGAYLYUK signed delivered the said instrument, pursuant to authority given by the Manager 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 official seal this 20<sup>th</sup> day of October, 2017.



*[Signature]*  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to:  
*Alan S. Fang*  
*3414 North Seminary Ave. Unit 2*  
*Chicago, IL 60657*

Name and Address of Taxpayer:  
*Alan S. Fang*  
*3414 North Seminary Ave. Unit 2*  
*Chicago, IL 60657*

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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 2 IN THE 3414 NORTH SEMINARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 5 IN BLOCK 1 IN GEORGE CLEVELAND'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, 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 RECORDED AUGUST 9, 2017 AS DOCUMENT NUMBER 1722119045, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE P-2, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1722119045.

"Grantor also hereby grants to the grantee, its 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 provision of said Declaration were recited and stipulated at length herein."