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First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # 2901010



Doc# 1803001215 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2018 01:37 PM PG: 1 OF 4

THE GRANTOR(S) Frank Tenuto, a widower, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Yu Wang, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

** a married person*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCR's") and all amendments; public and utility easements including those established or implied from the Declaration/CCR's or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCR's; existing leases and tenancies; Ordinance recorded as Document 91075841; general real estate taxes not yet due or 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): 17-10-132-037-1271

Address(es) of Real Estate: 405 N. Wabash Ave., #1906, Chicago, IL 60611

Dated this 12th 13th day of January, 20 18

Frank Tenuto

Frank Tenuto

REAL ESTATE TRANSFER TAX	23-Jan-2018
CHICAGO:	1,612.50
CTA:	645.00
TOTAL:	2,257.50

17-10-132-037-1271 | 20180101684675 | 1-757-979-168

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	23-Jan-2018
COUNTY:	107.50
ILLINOIS:	215.00
TOTAL:	322.50

17-10-132-037-1271 | 20180101684675 | 0-686-826-016

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 1906 IN THE RIVER PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

Permanent Index #'s: 17-10-132-037-1271 VOL. 501

Property Address: 405 North Wabash Avenue, Unit 1906, Chicago, Illinois 60611

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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STATE OF CALIFORNIA COUNTY OF San Diego ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frank Tenuto, 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 he signed, sealed and delivered the said instrument as his 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 13th day of January, 20 18.

SEE ATTACHED CALIFORNIA CERTIFICATE

CANDELARIO RESENDEZ (Notary Public)
13 JAN 2018

Prepared by:
Neal M. Ross
670 N. Clark St., Suite #300-W
Chicago, IL 60654

Mail To:
Jeff Wang, Esq.
75 Executive Dr.
Suite 106
Aurora, IL 60504

Name and Address of Taxpayer:
Yu Wang

1952 McDowell Rd, Suite 109
Naperville, IL 60563

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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 SAN DIEGO

On 13 JAN 2018 before me, CANDELARIO RESENDEZ, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared FRANK TENUTO
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 Candenario Resendez
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 ILLINOIS STATUTORY

Document Date: 13 JAN 2018 Number of Pages: 2

Signer(s) Other Than Named Above: NONE 3 WITH EX "A"

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____