

# UNOFFICIAL COPY

Doc#: 1808547098 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2018 12:53 PM Pg: 1 of 3

Dec ID 20180301621282  
ST/CO Stamp 1-553-669-664 ST Tax \$449.00 CO Tax \$224.50  
City Stamp 1-944-614-432 City Tax: \$4,714.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company to  
Individual**

**GRANTOR, 1430 W. FILLMORE, LLC**, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, 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 members of said limited liability company, **CONVEYS and WARRANTS to GRANTEES, YUE YANG and NICK FONG** of Chicago, Illinois, as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

*Nicholas Fong and Yue Yang, husband and wife*

**GRANTOR** also hereby grants to the **GRANTEES**, 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.

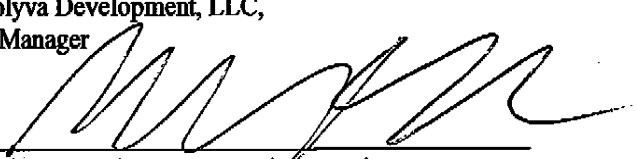
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

**SUBJECT TO:** (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; (d) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances; (f) unrecorded public utility easements, if any; and (g) acts done or suffered by or judgments against Grantees, or anyone claiming under Grantees;

Dated: March 1, 2018

**1432 W. FILLMORE, LLC,**  
an Illinois Limited Liability Company

By: Dolyva Development, LLC,  
its Manager

By:   
Kris Doliwa, its Managing Member

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## EXHIBIT A to DEED

### LEGAL DESCRIPTION

#### PARCEL 1:

DWELLING UNIT NUMBER 2E AND OUTDOOR PARKING UNIT P-1 IN THE 1430 W. FILLMORE STREET CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND.

THE WEST 20 FEET OF LOT 31 AND LOT 30 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST ½ OF THE WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DELCARATION OF CONDOMINIUM RECORDED ON FEBRUARY 15, 2018, AS DOCUMENT NUMBER 1804629101, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS, AS AMENDED FROM TIME TO TIME.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER 52E AS DELINEATED IN AFORESAID CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 1804629101, AS AMENDED FROM TIME TO TIME.

COMMON ADDRESS: 1430 W. FILLMORE STREET, UNIT 2E, CHICAGO, IL 60607

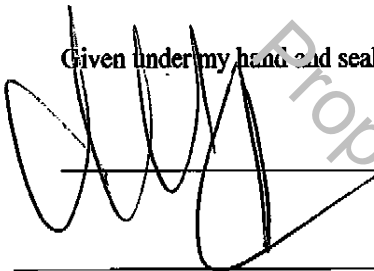
PINs: 17-17-325-029-0000 and 17-17-325-028-0000 (INCLUDES OTHER PROPERTY)

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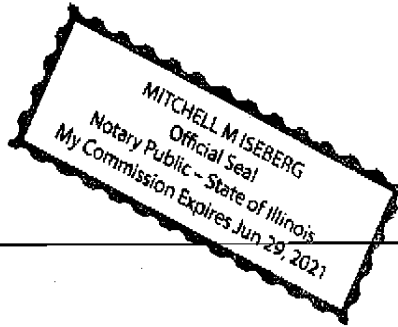
STATE OF ILLINOIS     )  
  )     ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Kris Doliwa, personally known to me to be all the managing member of Dolyva Development, LLC, the manager of 1432 W. Fillmore, LLC, 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 acknowledged that as such managing member that he signed and delivered the said instrument, pursuant to authority given by the members of said limited liability companies, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and seal this 24<sup>th</sup> day of March, 2018



(Notary Public)



**Prepared by:**

Mitchell M. Iseberg, Esq.  
161 N. Clark Street, Suite 1600  
Chicago, IL 60602

**After Recording, Mail To:**

Yue Yang and Nicholas Fong  
1040 W. Polk St. 3A  
Chicago, IL 60607

**Name and Address of Taxpayer:**

Yue Yang and Nick Fong  
1430 W. Fillmore Street  
Chicago, IL 60607