

# UNOFFICIAL COPY

## WARRANTY DEED

PLEASE RETURN TO:

Wallace Moy  
53 W. Jackson Blvd  
Suite 1564  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILL TO:

Albatross Investments, LLC  
1812 S. Dearborn St  
Unit 33  
Chicago, IL 60616

INSTRUMENT PREPARED BY:

Olivia Cheng  
828 W. 31st St., Ste. C4  
Chicago, Illinois 60608

THE GRANTOR,

*AKSA57901LP LALAND*

**Chung L. Au**, Sole Trustee under the Chung L. Au Living Trust dated August 31, 1999, in consideration of Ten and 00/100 dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, **ALBATROSS INVESTMENTS, LLC**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 2, 3, 6, 7 AND THE NORTH 16.66 FEET OF LOT 10 IN BLOCK 2 IN LOOMIS AND LAFLIN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 319 E. 31st Street, Chicago, IL 60616

PIN: 17-34-105-001-0000  
17-34-105-002-0000  
17-34-105-003-0000

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) applicable ordinances of the local municipality; (f) special taxes or assessments not yet levied; (g) acts done by or suffered through buyer.

S Y  
P 2  
S N  
SC Y  
INT INT

REAL ESTATE TRANSFER TAX	05-Jun-2018
CHICAGO:	5,100.00
CTA:	2,040.00
TOTAL:	7,140.00

REAL ESTATE TRANSFER TAX	05-Jun-2018
COUNTY:	340.00
ILLINOIS:	680.00
TOTAL:	1,020.00

17-34-105-001-0000 | 20180601691045 | 1-850-449-184

17-34-105-001-0000 | 20180601691045 | 2-006-170-912

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

*QJAT*

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

**IN WITNESS WHEREOF**, said Grantor has caused his name to be signed to these present this 16th day of May, 2018.

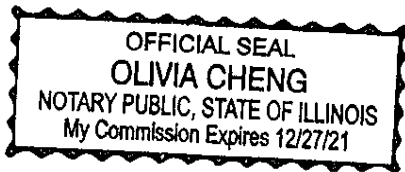
Chung L. Au, Sole Trustee under the  
Chung L. Au Living Trust dated  
August 31, 1999

  
By: Chung L. Au  
Title: Sole Trustee

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CHUNG L. AU**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the paid instrument, as a free and voluntary act, for the uses and purposes herein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of May, 2018.



  
NOTARY PUBLIC