

Doc#: 1835142018 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/17/2018 10:35 AM Pg: 1 of 2

Dec ID 20181201654752
ST/CO Stamp 1-361-905-312 ST Tax \$243.00 CO Tax \$121.50
City Stamp 0-226-264-736 City Tax: \$2,551.50

Chicago Title - lmd
18SA4243866LP
(all) km

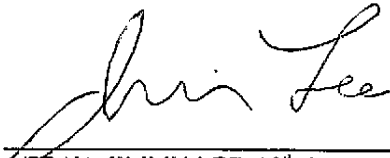
Above Space for Recorder's Use Only

The **GRANTOR, 18th & WENTWORTH LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE, QINLING CHEN**, in fee title, in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit: *(See page 2 for "Legal Description" attached here to and made part hereof).*

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any.

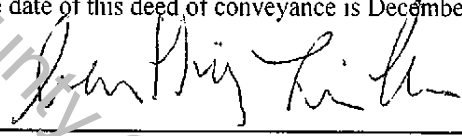
Permanent Real Estate Index Number: 17-21-436-040-0000 & 17-21-436-051-0000 (PIN Numbers affects other properties)

Address of Real Estate: 231 W. 18th Street, Unit 1A & P-71S, Chicago, IL 60616



(SEAL) JIMMY LEE, 18th & WENTWORTH LLC, MANAGING MEMBER

The date of this deed of conveyance is December 13, 2018.

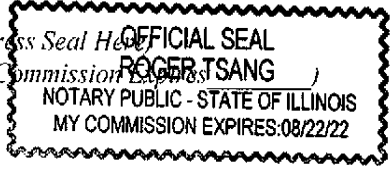


(SEAL) ALAN HING LUNG CHU, 18th & WENTWORTH LLC, MANAGING MEMBER

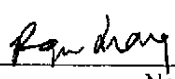
(SEAL)

(SEAL)

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JIMMY LEE and ALAN HING LUNG CHU, Managing members of 18th & WENTWORTH LLC., an Illinois limited liability company, 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/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires)

OFFICIAL SEAL
ROGER TSANG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/22/22

Given under my hand and official seal December 13, 2018.



Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

PROPOSED UNIT 1A IN THE 231 WEST 18TH STREET CONDOMINIUM. AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 38, TOGETHER WITH THAT PART OF LOT 25 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS. ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 70.41 FEET TO THE NORTHEAST CORNER OF LOT 40 IN SAID SANTE FE GARDEN PHASE V SUBDIVISION, AFORESAID, (THE EAST LINE OF SAID LOT BEING THE WEST LINE OF S. WENTWORTH AVENUE) THENCE SOUTH 89 DEGREES 59 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 40 AND ALONG SAID NORTH LINE EXTENDED A DISTANCE OF 165.61 FEET; THENCE SOUTH 53 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 15.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 53 DEGREES 33 MINUTES 36 SECONDS WEST ALONG SAID LINE A DISTANCE OF 149.04 FEET TO A POINT ON A NORTHEASTERLY LINE OF THE LAND SUBMITTED TO THE CONDOMINIUM ACT FOR SANTE FE GARDEN PARKING CCNDOMINIUM BY THIRD ADDITION ON AMENDMENT RECORDED FEBRUARY 9, 2010 AS DOCUMENT 1004044031; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 36 DEGREES 26 MINUTES 24 SECONDS WEST, 60 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 25 AFORESAID; THENCE NORTH 53 DEGREES 33 MINUTES 36 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 25, A DISTANCE OF 58.50 FEET TO A POINT ON THE SOUTH LINE OF LOT 38 IN SAID SANTE FE GARDEN PHASE V (SAID POINT BEING 26.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 38); THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 38, A DISTANCE OF 26.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 38 AND ALONG SAID EAST LINE EXTENDED, A DISTANCE OF 84.33 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 25; THENCE NORTH 89 DEGREES 51 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 52.77 FEET (THE NORTH LINE OF SAID LOT ALSO BEING THE SOUTH LINE OF W. 18TH STREET); THENCE SOUTH 00 DEGREES 26 MINUTES 37 SECONDS EAST A DISTANCE OF 38.21 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES 02 SECONDS EAST A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2018, AS DOCUMENT NUMBER 1830445017; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING 71S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER EXHIBIT D1.

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.

Permanent Real Estate Index Number: 17-21-436-040-0000 & 17-21-436-051-0000 (PIN Numbers affects other properties)

Address of Real Estate: 231 W. 18th Street, Unit 1A & P-71S, Chicago, IL 60616

<p>This instrument was prepared by:</p> <p>Law Office of Roger Tsang 2912 South Wentworth Avenue Chicago, Illinois 60616</p>	<p>Send subsequent tax bills to:</p> <p>QINLING CHEN 231 W. 18th Street, Unit 1A Chicago, IL 60616</p>	<p>Recorder-mail recorded document to:</p> <p>Law Office of PENG TIAN MA 2961 S. Archer Ave Chicago, IL 60608</p>
--	---	---