# **UNOFFICIAL CC**

WARRANTY DEED

LLC to Individual

This agreement, made this 29 day of March, 2019, between 235 WVB 1605, LLC a LLC 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, party of the first part, and Yuan Zhuang

Doc#. 1909901125 Fee: \$54.00

Edward M. Moody

Cook County Recorder of Deeds Date: 04/09/2019 11:12 AM Pg: 1 of 4

Dec ID 20190301622129

ST/CO Stamp 1-672-332-192 ST Tax \$355.00 CO Tax \$177.50

City Stamp 0-569-458-080 City Tax: \$3,727.50

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Managers of said LLC, by these presents 1068 REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and (escribed as follows, to wit of County

COMMONLY KNOWN AS: 235 W. Van Buren St., Unit 1605, Chicago, IL 60607

PIN: <u>17-16-238-028-1049</u> and <u>17-16-238-029-1508</u>

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for in provements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2018 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

PIDELITY NATIONAL TITLE SC19003152

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

235 WVB 1605, LLC	REAL ESTATE TRANS	SFER TAX	
Name of LLC.		COUNTY	06-Apr-2019
		ILLINOIS:	177.50 355.00
1	17-16-238-028-10	TOTAL:	355.00 532.50
By: Vasa, as Manager	17-10-230-028-10	49 20190301622129	1-672-332-192
mark vasa, as ivianager	REAL ESTATE TRANS	Pro mana	
<i>/</i> -	- TRANS		-Apr-2019
STATE OF Colors (a) SS COUNTY OF Orange )		CHICAGO: CTA:	2,662.50
) SS		TOTAL:	1,065.00
COUNTY OF A Co. Ac.	17-16-238-028-1049	DOLOGO	3,727.50 *
	* Total does not include a	iny applicable penalty or in	69-458-080
		applicable penalty or in	iterest due.
CERTIFY that , Hark Vasa , personally known to me Illinois LLC, the same person whose means is subscrib me this day in person, and severally acknowledged the said instrument and caused the seal of seid LLC to by the Managers of said LLC as their free and vorunt purposes therein set forth.  Given under my hand and official seal, this  Commission expires	ned to the foregoing hat as Manager, he to be affixed thereto, eary act, and deed o	instrument, appear signed, sealed and pursuant to author f said LLC, for the	ed before delivered ity, given uses and
MAIL TO:	END SUBSEQUE	NT TAX BILLS TO	:
Morton J. Rubin, P.C.	Yuan Zhuang		2
3330 Dundee Road, Ste C4	35 W. Van Buren S	t., Unit 1605	<del>-</del>
Northbrook, IL 60062	Chicago, IL 60607		_
Recorder's Office Box No.	EE A	MACHE	D

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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 before me, ANA Elizabeth Bunzalez, Notan Here Insert Name and Title of the Officer personally appeared who proved to me on the basis (is) tiefactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknow edged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by hir/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. reartify under PENALTY OF PERJURY under the ANA ELIZABETH GONZALEZ laws of the State of California that the foregoing Notary Public - California pare graph is true and correct. **Orange County** Commission # 2192386 My Comm. Expires Apr 17, 2021 WITNESS ray hand and official seal. Signature Place Notary Seal and/or Stamp Above v Public - OPTIONAL Completing this information can deter alteration of the documen or fraudulent reattachment of this form to an unintended document. **Description of Attached Document** Title or Type of Document: Document Date: \_\_ \_\_\_\_Number of Pages: Signer(s) Other Than Named Above: \_ Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: ☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer - Title(s): \_ ☐ Partner — ☐ Limited ☐ General □ Partner - □ Limited □ General

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Signer is Representing:

☐ Attorney in Fact

Guardian of Conservator

□ Individual

□ Trustee

□ Other:

□ Individual

Signer is Representing:

☐ Trustee

□ Other:

☐ Attorney in Fact

☐ Guardian of Conservator

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#### **EXHIBIT A**

Order No.: SC19003152

For APN/Parcel ID(s): 17-16-238-028-1049 and 17-16-238-028-1508 For Tax Map ID(s): 17-16-238-028-1049 and 17-16-238-028-1508

PARCEL 1:

UNIT 1605 AND P 385 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIPD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.