

# UNOFFICIAL COPY

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Doc#: 1931808030 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/14/2019 11:12 AM Pg: 1 of 2

## ILLINOIS STATUTORY WARRANTY DEED LLC TO INDIVIDUAL

Dec ID 20191101640652  
ST/CO Stamp 0-204-763-488 ST Tax \$132.00 CO Tax \$66.00  
City Stamp 0-518-050-144 City Tax: \$1,386.00

### THE GRANTOR(S) (1 of 2)

VENUS HERITAGE LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY,  
OF THE VILLAGE OF BUFFALO GROVE,  
COUNTY OF LAKE, STATE OF ILLINOIS,  
FOR AND IN CONSIDERATION OF TEN  
DOLLARS AND OTHER GOOD AND  
VALUABLE CONSIDERATION THE RECEIPT  
AND SUFFICIENCY OF WHICH IS HEREBY  
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S) TO

ABIGAIL FRANKOVICH, Unmarried woman of Saint John,  
Lake COUNTY OF IN Lake AND STATE  
OF ILLINOIS, Indiana

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF COOK,  
TO-WIT:

UNIT 1421-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN BIRCHWOOD BEACH CONDOMINIUMS AS  
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NO. 0522418086, IN SECTION 29, TOWNSHIP 41 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE  
TIME OF CLOSING, PROVISIONS, COVENANTS AND CONDITIONS OF THE  
DECLARATION OF CONDOMINIUM/COVENANTS, CONDITIONS AND RESTRICTIONS  
AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY  
EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF  
CONDOMINIUM/COVENANTS, CONDITIONS AND RESTRICTIONS OR AMENDMENTS  
THERE TO; PARTY WALL RIGHTS AND AGREEMENT; LIMITATIONS AND  
CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS  
DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED  
PURSUANT TO THE DECLARATION OF CONDOMINIUM/COVENANTS, CONDITIONS  
AND RESTRICTIONS

PERMANENT TAX IDENTIFICATION NO: 11-29-307-025-1001

PROPERTY ADDRESS: 1421 W BIRCHWOOD AVE., UNIT 1E, CHICAGO, IL 60626

DATED THIS 11<sup>TH</sup> DAY OF NOVEMBER 2019.

Jinru WU  
MEMBER/MANAGER - JINRU WU

