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196N0197097VH Chicago Title/Am

ILLINOIS STATUTORY WARRANTY DEED LLC TO INDIVIDUAL Doc#. 1931808030 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 11/14/2019 11:12 AM Pg: 1 of 2

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) // (2)

VENUS HERITAGE LLC,
AN ILLINIOS 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, LONGIC OF LONG OF JOHN, COUNTY OF TWO CKE AND STATE

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 DELARATION OF CONDOMINIUM/COVENENTS, CONDITIONS AND RESTRICTIONS OR AMENDMENTS THERETO; 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 AL	DDRESS: <u>1421</u>	W BIRCHWOOD AVE., UNIT 1E, CHICAGO, IL 60626
DATED THIS	11 TH	DAY OF NOVEMBER 2019.

MEMBER/MANAGER – JINRU WU

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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 JINRU WU, MEMBER/MANAGER OF VENUS HERITAGE LLC, AN ILLINOIS LIMITED LIABILITIES COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED, SEALED AND DELIVERED THIS SAID INSTRUMENT AS HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.

GIVEN UNDER MY AND NOTARIAL SEAL THIS 11TH DAY NOVEMBER _____, 2019 ARY PUBLIC "OFFICIAL SEAL Notary Public, State of Illinois County Clarks Or

AFFIX TRANSFER STAMPS ABOVE

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX ACT UNDER PARAGRAPI	THE PROVISIONS OF THE REAL ESTATE H, SECTION 4 OF SA'D ACT.
DATE	B:
THIS INSTRUMENT WAS PREPARED BY:	MICHAEL FREEMAN
P.O. BOX 1183, WHEELING, ILLINOIS 6009	0
RETURN TO: Rudolph Kaplan CCC Po N. Clark St, # 2500 hicago Il 6060 z	SEND SUBSEQUENT TAX BILLS TO ASigail Frankouch 1421 W Birchwood Aun, unit 18 Chicago IL 60626