

# UNOFFICIAL COPY

16218846  
**Warranty Deed  
Statutory (ILLINOIS)  
(Company to Individual)**

Doc#: 2011339054 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/22/2020 10:42 AM Pg: 1 of 3

Dec ID 20200301646634  
ST/CO Stamp 0-238-485-728 ST Tax \$762.00 CO Tax \$381.00  
City Stamp 2-001-957-088 City Tax: \$8,001.00

Above Space for Recorder's use only

**THE GRANTOR, FJHOMESTEAD 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, having its principal office at 1322 Arthington St, Chicago, IL, 60607, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS and WARRANTS to: Ha Minh Vu and Michelle Vu**, husband and wife, of 920 W. Madison St A4, Chicago, IL 60607 as Tenants by the Entirety, not in Tenancy in Common, and not as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached

Permanent Index Number: **17-17-412-046-0000 (UNDERLYING PIN)**

Address of Real Estate: **Unit 1, 1044 West Polk Street, Chicago, IL 60607**

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easement 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 provisions of said declaration were recited and stipulated at length therein.

Pursuant to 765 ILCS 5/35d, notice is hereby given Grantee that the permanent index number contained in this conveyance does not specifically represent the legal description of the property. Notice is further given that a Declaration of Condominium has been recorded with the Recorder of Deeds of Cook County, Illinois on August 29, 2019 as Document Number 1924122062 which will result in the issuance of a permanent index number for the property described herein.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member, this 8th day of April, 2020.

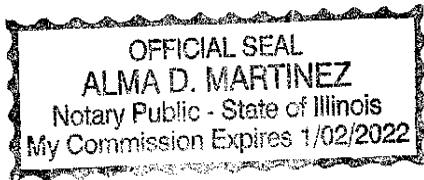
**FJHOMESTEAD LLC,**  
an Illinois limited liability company

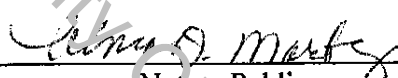
By:   
**SHIH CHIAN KANG**  
Its: **Member**

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SHIH CHIAN KANG, as authorized Member of FJHOMESTEAD LLC, an Illinois limited liability company, who personally is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as Member of FJHOMESTEAD LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of April, 2020.

Commission Expires: 1/2, 2022



  
Notary Public



This instrument was prepared by: **Robert J. Di Silvestro, Di Silvestro & Associates,**  
5231 North Harlem Avenue, Chicago, IL 60656-1875

**MAIL TO:**


**Helen Jensen  
Nisen & Elliott  
200 W. Adams, Suite 2500  
Chicago, IL 60606**

**SEND SUBSEQUENT TAX BILLS TO:**

**Ha Minh Vu and Michelle Vu  
1044 West Polk Street, Unit 1  
Chicago, Illinois 60607**

REAL ESTATE TRANSFER TAX		09-Apr-2020
	COUNTY:	381.00
	ILLINOIS:	762.00
	TOTAL:	1,143.00

17-17-412-046-0000 | 20200301646634 | 0-238-485-728

REAL ESTATE TRANSFER TAX		09-Apr-2020
	CHICAGO:	5,715.00
	CTA:	2,286.00
	TOTAL:	8,001.00 *

17-17-412-046-0000 | 20200301646634 | 2-001-957-088  
\* Total does not include any applicable penalty or interest due.

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## LEGAL DESCRIPTION

**PARCEL 1: UNIT NUMBER 1 IN THE 1044 WEST POLK STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT18 IN BLOCK 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 29, 2019 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1924122062, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND R-1, LIMITED COMMON ELEMENTS, AS DEFINED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBERS 1 AND 2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.**

Permanent Index Number: **17-17-412-046-0000 (UNDERLYING PIN)**

Address of Real Estate: **Unit 1, 1044 West Polk Street, Chicago, IL 60607**

Property of Cook County Clerk's Office