

# UNOFFICIAL COPY

Doc#: 2012707196 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/06/2020 10:51 AM Pg: 1 of 3

## Warranty Deed

20CN09160075L  
ILLINOIS

lg2 BM  
CT

Dec ID 20200401663242  
ST/CO Stamp 2-023-228-640 ST Tax \$235.00 CO Tax \$117.50  
City Stamp 0-033-487-072 City Tax: \$2,467.50

Above Space for Recorder's Use Only

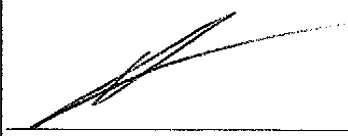
THE GRANTOR(s) MATTHEW MING KAY CHENG, divorced and not since remarried and not a party to a civil union, of the City of Brea, County of Orange, State of California, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) TIMOTHY M. BRATLEY and JULIE A. BRATLEY, husband and wife, not as tenants in common nor as joint tenants but as TENANTS BY THE ENTIRETY, of 555 W. Cornelia Ave., Unit 202, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2019 2<sup>nd</sup> installment and subsequent years; Covenants, conditions and restrictions of record, if any; provided they do not interfere with the current use and enjoyment of the Real Estate; the Declaration of Condominium ownership recorded December 18, 1978 as Document 24769207 as amended from time to time; and limitations and conditions imposed by the Condominium Property Act.

Permanent Real Estate Index Number(s): 14-21-100-018-1426

Address(es) of Real Estate: 3930 N. Pine Grove Ave., Unit 3011, Chicago, Illinois 60613

The date of this deed of conveyance is 04/15, 2020.

  
Matthew Ming Kay Cheng

State of Ca., County of Orange ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MATTHEW MIND KAY CHANGE, 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 he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal on 4.15.2020.

Attached California  
Notary Form  
Per California Law

See attached California notary form  
NOTARY PUBLIC

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## ACKNOWLEDGMENT

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 ORANGE )

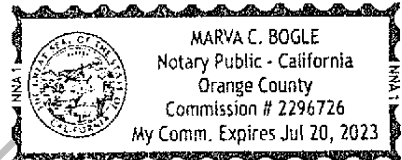
On APRIL 15, 2020 before me, MARVA C BOGLE, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared MATTHEW MING KAY CHENG  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marva C Bogle (Seal)



Property of Orange County Clerk's Office

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## LEGAL DESCRIPTION

UNIT 3011 IN THE LAKE PARK PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN THE EQUITABLE TRUST COMPANY'S SUBDIVISION OF LOTS 1 AND 2 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 24769207, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Prepared by: Suzanne L. Hall-Schantz, Attorney at Law

1601 Sherman Ave., Suite 410, Evanston, IL 60201

Send future tax bills to: Timothy M. and Julie A. Bratley

3930 N. Pine Grove Ave., #3011

Chicago, IL 60613

After recording MAIL TO:

Teresa Hoffinan Liston, Esq.

5901 Dempster St., Suite 200

Morton Grove, IL 60053