

# UNOFFICIAL COPY



Chicago Title Insurance Company

Doc# 2209713356 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2022 03:58 PM Pg: 1 of 2

Dec ID 20220301669359  
ST/CO Stamp 1-539-031-952 ST Tax \$213.50 CO Tax \$106.75  
City Stamp 1-018-020-752 City Tax: \$2,241.75

~~WARRANTY DEED~~ TRUSTEE'S DEED  
JOINT TENANCY

Chicago Title

CT 2200659NA  
10P1

THE GRANTOR(S), Dennis Fontagneres, Trustee of the Dennis Fontagneres Declaration of Trust Dated February 5, 2016, of Hawthorn Woods, IL, for and in consideration of \$10 and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Yong Qiang Cai, Dana Hong Cai,\* and Claire Shiyun Cai,\* [Grantees Address: 12 Brian Lane, Mount Sinai, NY 11766] not as tenants in common but as joint tenants forever:

\* Husband and wife \*\* Single person, W/RIGHT OF SURVIVORSHIP

All interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER 2607 IN AMERICANA TOWERS CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): SUBDIVISION LOT 14 IN THE SUBDIVISION OF LOTS 14 TO 19, AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALSO LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID ALSO LOTS AND PART OF LOT IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 10, 1970 KNOWN AS TRUST NUMBER 4:015, RECORDED AS DOCUMENT NUMBER 24267612, AND FILED AS DOCUMENT NUMBER LR2991060, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS CREATED BY GRANT DATED OCTOBER 26, 1926 AND FILED OCTOBER 29, 1926 AS DOCUMENT NUMBER LR326084, FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and easements of record; public and utility easements; the declaration of condominium and all amendments thereto; condominium assessments not due as of the date of closing, and general real estate taxes for the second installment of 2021 and subsequent years.

Permanent Real Estate Index Number(s): 14-33-422-068-1300

Address of Real Estate: 1636 N. Wells Street, Unit 2607, Chicago, IL 60614

Dated this 15<sup>th</sup> day of April, 2022

Dennis Fontagneres  
Dennis Fontagneres, Trustee of the Dennis Fontagneres  
Declaration of Trust Dated February 5, 2016

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dennis Fontagneres, Trustee of the Dennis Fontagneres Declaration of Trust Dated February 5, 2016** personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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, this 1<sup>st</sup> day of April, 2022

Diane M Jeffries  
(Notary Public)

Prepared By:

Bart Goldberg  
1200 Shore Drive  
New Buffalo, MI 49117



Mail To: YONG QIANB CAI  
DANA HONG CAI  
CLAIRE SHIYUN CAI  
12 BRIAN LANE  
MOUNT SINAI, NY 11766  
Name and Address of Taxpayer:

YONG QIANB CAI  
DANA HONG CAI  
CLAIRE SHIYUN CAI  
12 BRIAN LANE  
MOUNT SINAI, NY 11766

Property of Cook County Clerk's Office