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**20230169708**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

03/16/23 AT 08:00AM

FEES:	28.00
TAXES:	2,816.80
OTHER:	0.00
<hr/> PAID:	2,844.80



LEADSHEET



202303160990017

00023278287



013969086

SEQ:  
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

132300156

RECORDING REQUESTED BY:  
Chicago Title

AND WHEN RECORDED MAIL TO:

Miss Ana Luisa Deleon  
9911 Independence Avenue, Unit B  
Chatsworth, CA 91311

THIS SPACE FOR RECORDER'S USE ONLY:

<b>Title Order No.:</b> 132300156	<b>Escrow No.:</b> 192636-MK
<b>AP#:</b> 2747-003-041	<b>GRANT DEED</b>

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$553.30**  
**CITY TRANSFER TAX \$2,263.50**

computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area  City of Los Angeles **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Shaw Ying Chang (who acquired title as Sandra S. Chang) a Single Woman**

hereby GRANT(s) to:

**Ana Luisa Deleon, a Single Woman**

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as:** 9911 Independence Avenue, Unit B, Chatsworth, CA 91311

**DATED: February 16, 2023**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

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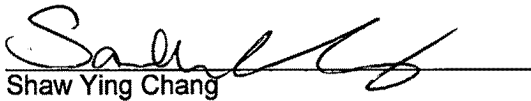
Escrow No.: 192636-MK

AP#: 2747-003-041

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: February 16, 2023**

  
Shaw Ying Chang

**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 Los Angeles  
On 2-27-2023  
before me, VICTOR KROTOV  
A Notary Public personally appeared  
Shaw Ying Chang

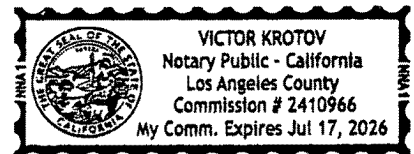
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the 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 

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 2747-003-041**

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A CONDOMINIUM COMPRISED OF:

PARCEL 1:

UNIT 12, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN FOR TRACT NO. 33778, RECORDED MAY 6, 1992 AS INSTRUMENT NO. 92-815369 AND AS AMENDED JANUARY 14, 1993 AS INSTRUMENT NO. 93-93760 OF OFFICIAL RECORDS OF SAID COUNTY

PARCEL 2:

AN UNDIVIDED ONE-TWENTY-SIXTH (1/26TH) INTEREST AS TENANT IN COMMON IN LOT 1 OF TRACT NO. 33778, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 984, PAGE(S) 96 AND 97 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT, THEREFROM, ALL UNITS AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1, ABOVE.

PARCEL 3:

AN EXCLUSIVE EASEMENT APPURTENANT TO PARCEL(S) 1 AND 2 DESCRIBED ABOVE, FOR USE FOR BALCONY PURPOSES, OVER THE PORTIONS OF LOT 1 OF TRACT NO. 33778, AS SHOWN, ASSIGNED AND DESCRIBED IN THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, USE ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS AND FOR OTHER PURPOSES, AS DESCRIBED IN THE RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE INDEPENDENCE PARK CONDOMINIUM ASSOCIATION, RECORDED NOVEMBER 9, 2007 AS INSTRUMENT NO 07-2522476 OF OFFICIAL RECORDS.