

WARRANTY DEED



00526293

THE GRANTOR, LIAN SHENG JIA, a married man of the County of Cook, City of City, State of Illinois; for and in consideration of **TEN (\$10.00) DOLLARS** and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to the GRANTEES, JOSEPH D. WU and JOHN K.C. TSANG, husband and wife, as residents in the City of Chicago, County of Cook, State of Illinois, as **Joint Tenants, with right of survivorship** the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

*SEE LEGAL ATTACHED*

UNIT NUMBER 5048-3, IN THE 5046 SOUTH BLACKSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 7 FEET OF THE EAST 75 FEET OF LOT 9 AND THE EAST 75 FEET OF EACH OF LOTS 10, 11 AND 12 (EXCEPT THE SOUTH 17 FEET OF SAID LOT 12 TAKEN FOR WIDENING 51<sup>ST</sup> STREET) IN BLOCK 9 IN HYDE PARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1857 IN BOOK 133 OF PLATS PAGE 30, IN COOK COUNTY, ILLINOIS; ALL IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM JOHN CAMERON AND MARY CAMERON, HIS WIFE TO HYDE PARK SUBURBAN CLUB, DATED NOVEMBER 2<sup>ND</sup>, 1889 AND RECORDED JANUARY 7<sup>TH</sup>, 1890 AS DOCUMENT 1206092, FOR PASSAGE OVER THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE EAST 100 FEET OF SAID LOT 9 IN BLOCK 9 IN HYDE PARK AFORESAID, ALL IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as EXHIBIT "C" to the DECLARATION OF CONDOMINIUM recorded as Document No. 00-445049, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

COMMON ADDRESS: 5048-3 SOUTH BLACKSTONE, CHICAGO, ILLINOIS 60615  
PIN: 20-11-213-034-0000

**THIS IS NOT HOMESTEAD PROPERTY**

**SUBJECT TO:** Covenants, conditions and restrictions of record, general real estate taxes for 1999 2<sup>nd</sup> Installment and subsequent years; (applicable zoning and building laws and ordinance and ordinances of record; if any; AND current leases and tenancies, if any, affecting this Unit;

The terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, if any, public and utility easements, including any easements, established by or implied from the Declaration of Condominium, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, leases and licenses affecting the common elements, if any;

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easement appurtenant to the above-described real estate, the rights and easements 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

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set forth in said Declaration for the benefit of the remaining property described therein and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There is no right of first refusal in the Declaration.

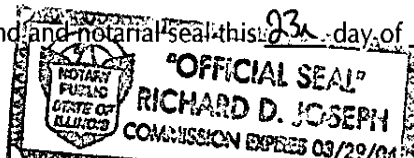
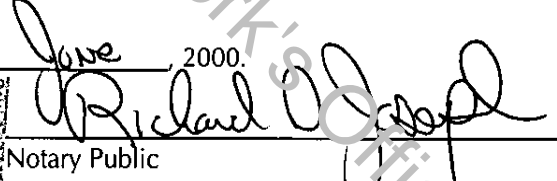
This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

**TENANTS NOTICE:** The Grantor certifies that the Tenants entitled to Notice of Tenants Rights under Section 30 of the Illinois Condominium Property Act and Chicago Condominium Ordinance were given notice of those rights.

AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23rd day of June, 2000.  
  
\_\_\_\_\_  
LIAN SHENG JIA

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **LIAN SHENG JIA**, personally known 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 for the uses and purposes set forth.

GIVEN under my hand and notarial seal this 23rd day of June, 2000.  
  
  
\_\_\_\_\_  
Notary Public

Name of Person Preparing Deed  
**RICHARD D. JOSEPH**  
Attorney at Law  
2473 South Archer Avenue  
Chicago, Illinois 60616

Name of New TaxPayer  
**JOHN K.C. TSANG**  
**JUDI YU**  
**2905 S. PRINCETON**  
**CHICAGO IL 60616**

Name of Buyers Attorney

# UNOFFICIAL COPY

STREET ADDRESS: 5046 S. BLACKSTONE UNIT 3  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 20-11-213-034-0000

00526293

### LEGAL DESCRIPTION:

UNIT NUMBER 5048-3 IN THE 5046 SOUTH BLACKSTONE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED LAND:

#### PARCEL 1:

THE SOUTH 7 FEET OF THE EAST 75 FEET OF LOT 9 AND THE EAST 75 FEET OF EACH OF LOTS 10, 11 AND 12 (EXCEPT THE SOUTH 17 FEET OF SAID LOT 12 TAKEN FOR WIDENING 51ST STREET) IN BLOCK 9 IN HYDE PARK, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00-45049; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM JOHN CAMERON AND MARY CAMERON, HIS WIFE TO HYDE PARK SUBURBAN CLUB, DATED NOVEMBER 2, 1889 AND RECORDED JANUARY 7, 1890 AS DOCUMENT 1206992, FOR PASSAGE OVER THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE EAST 100 FEET OF SAID LOT 9 IN BLOCK 9 IN HYDE PARK AFORESAID, ALL IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK  
CO. NO. 016  
3 0 6 5 8 4

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUL 12 '00

DEPT. OF REVENUE

65.00

P.B. 10686

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP JUL 12 '00

P.B. 11427

32.50

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUL 12 '00

P.B. 11195

487.50