

UNOFFICIAL COPY

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2001-04-02 16:10:39

Cook County Recorder 27.50



0010260640

WARRANTY DEED

THE GRANTOR RICHVIEW, INC., a corporation 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, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY(S) AND WARRANT(S) TO 29th Street Emerald Court Townhouse Association

of 2901 S. Halsted St, Chicago, IL, as husband and wife, the grantors, do hereby convey and warrant to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Please see attached Legal.

Commonly known as common area with the 29th Street and Halsted Street townhouse, Chicago, Illinois

SUBJECT TO: a) Covenants, conditions, and restriction of record; b) private, public and utility easements and roads and highways, if any; c) party wall rights and agreements, if any; and d) general taxes for the year 2000 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2000 and to closing.

hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Dated this March 30, 2001.

RICHVIEW, INC.

BY: FRANCIS YIP, PRESIDENT AND SECRETARY

Handwritten signature of Francis Yip

COMMON AREA

LOTS 42 THROUGH 48 BOTH INCLUSIVE TAKEN AS A SINGLE TRACT (EXCEPT THE NORTH 30.06 FEET OF THE SOUTH 33.26 FEET OF THE EAST 100.06 FEET OF THE WEST 112.16 FEET THEREOF ALSO) EXCEPT THE EAST 18.0 FEET OF THE SOUTH 47.99 FEET THEREOF ALSO EXCEPT THE NORTH 35.08 FEET OF THE SOUTH 98.07 FEET OF THE EAST 118.15 FEET OF THE WEST 130.35 FEET THEREOF ALSO EXCEPT THE SOUTH 35.12 FEET OF THE NORTH 47.06 FEET OF THE EAST 124.71 FEET OF THE WEST 129.82 FEET THEREOF) IN BLOCK 3 IN CRANE'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS 17-28-318-001, 002, 003, 004 and 005

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. e

Date 4-2-01 Sign. [Signature]

Office of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

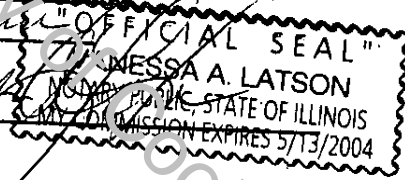
Dated 3-30, 2004 Signature: [Signature] Grantor or Agent

Subscribed and sworn to before

be by the said

this 30th day of March

2004 Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

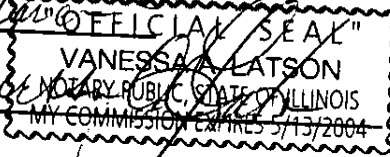
Dated 3-30, 2004 Signature: [Signature] Grantee or Agent

Subscribed and sworn to before

be by the said

this 30th day of March

2004 Notary Public



NOTE: Any person who knowingly submits false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offense.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)