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2001-04-02 16:10:39

Cook County Recorder

27.50

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 ...ccal. tice. Association

Please see attached Legal.

The state of the s

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.

FRANCIS YIP, PRESIDENT AND SECRETARY

UNOFFICIAL COPY 260640 Page 2 of 4

RICHVIEW, INC. WARRANTY DEED

PAGE 2 OF 2

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Francis Yip, personally known to me to be the President and Secretary of the corporation, and personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this March 30; 2001

"OFFICIAL SEAL"
Wallace K, Moy
Notary Public, State of Illinois
My Commission Exp. 07/31/2003

Notary Public

This instrument was prepared by: Wallace K. Moy, 53 West Jackson Blvd., Chicago, IL 60604

Sent subsequent tax bills to:

Wallace K. Moy, 53 W. Jackson Blvd. when the control of the Chicago, IL 60604

Return document-to:

Wallace Moy, 53 W. Jackson Blvd. #4.564 beament to: Chicago, IL 60604

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 MORTH 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, FANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK

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

516 551, 552, 554 and 505
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Ou an anoma AE
Exempt under Real Estate Transfer Tex Law 35 /LCS 200/31-45
Exempt under Real Estate Transfer 12x 1.2w 1000 and Sub par end Cook County Oct 93-0-27 par
and Cook Sounty Ord 93-0-27 pend
sub par and Coos Coosing Co
(100)
Sign. La
Date

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 5-30 Signature:
Subscribed and swcre to before Grantor or Agent
be by the said
this 36 day of What is "OF FYCAN
280/ SEAL SEAL SEAL
Notary Public M. M. M. A. LATSON
MANUAL SION EXPIRES 5/13/2004
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 sittle.
deed or assignment of beneficial interest in a land trust is either a natural person, an
Illinois Corporation or foreign corporation authorized to trust is either a natural person, an
hold title to real estate in Illinois, a partnership authorized to do business or acquire and and hold title to real estate in Illinois, or other entity.
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.
State of Illinois.
Dated 3-30-
Signature:
Subscribed and sworn to before Grantee or Agenit
this 30 day of Work FELCIAN SEAX"
Notary Public AC 10 PX PUBLY, STATE OF LLINOIS
MY COMMISSION EXPARES 5/13/2004
NOTE: Any person who knowingly submits false statement concerning the
the first offense and of a Class A misdemeanor for offense.
offense 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)