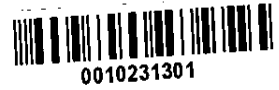


UNOFFICIAL COPY

0010231301

2017/0083 27 001 Page 1 of 4  
2001-03-23 09:58:16  
Cook County Recorder 27.00

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 XUAN M. FANG AND MEI JU FANG

of 470 W. 29th St., Chicago, Illinois, as husband and wife, not as joint tenants, or tenants in common, but as tenants by the entirety, ~~not in Tenancy in Common, but in JOINT TENANCY~~, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Please see attached Legal.

PIN: 17-28-318-001, 17-28-318-002, 17-28-318-003  
17-28-318-004, 17-28-318-005

Commonly known as 751 West 29<sup>th</sup> Street, Chicago, Illinois 60608

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 March 19, 2001.

RICHVIEW, INC.

BOX 333-CTI

BY: Francis Yip  
FRANCIS YIP, PRESIDENT AND SECRETARY

Handwritten notes on the left margin: "ATC", "1806L", "79081", "88", "8/15", "2/15/01"

Handwritten number "4" with a circle around it.

UNOFFICIAL COPY

RICHVIEW, INC.  
WARRANTY DEED  
PAGE 2 OF 2

STATE OF ILLINOIS  
STATE TAX  
MAR. 21.01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005141

REAL ESTATE TRANSFER TAX
0017000
FP 102808

STATE OF ILLINOIS )  
) ss  
COUNTY OF COOK )

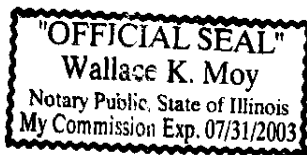
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
MAR. 21.01  
REVENUE STAMP

# 0000005148

REAL ESTATE TRANSFER TAX
00085.00
FP 102802

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 19th day of March, 2001.



*[Signature]*  
Notary Public

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

Sent subsequent tax bills to: Xuan M. Fang, <sup>751</sup>~~478~~ W. 29th Street, Chicago, Illinois 60616

Return document to: Philip Chow, 2323 S. Wentworth, Chicago, IL 60616

CITY OF CHICAGO  
CITY TAX  
MAR. 21.01  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002597

REAL ESTATE TRANSFER TAX
0127500
FP 102805

0010231301

# UNOFFICIAL COPY

STREET ADDRESS: 751 W. 29TH STREET

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

## LEGAL DESCRIPTION:

### PARCEL 1:

THE EAST 22.08 FEET OF THE WEST 107.79 FEET OF THE SOUTH 35.12 FEET OF THE NORTH 47.06 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT: THE NORTH 12 FEET OF LOT 46 AND ALL OF LOTS 47 AND 48 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.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT AND INGRESS AND EGRESS, OVER, UPON AND ACROSS THE COMMON AREA AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR EMERALD COURT TOWNHOMES, DATED OCTOBER 11, 2000 AND RECORDED OCTOBER 26, 2000 AS DOCUMENT NUMBER 00843799.

Property of Cook County Clerk's Office

0010231301

UNOFFICIAL COPY

0010231301

# Certificate of Occupancy

DATE: March 7th 2001

Certificate No.: Z02-072

Zoning District: R4

CITY OF CHICAGO

Richard M. Daley, Mayor



DEPARTMENT OF ZONING  
OFFICE OF THE ZONING ADMINISTRATOR  
Paul Wozniak - Zoning Administrator

COMMON ADDRESS OR PREMISES: 749-755 W. 29th Street

DESCRIPTION OF WORK: Erect Two story Six Dwelling Unit Residential Building.

Number of Dwelling units: 6

Number of required paved parking spaces : 6

Permit Number: 99-913056

Issued On: 11-09-99

PERMISSION IS HERBY GRANTED TO OCCUPY THIS BUILDING, STRUCTURE OR INDICATED PORTION THEREOF CONSISTENT WITH THE PROVISIONS OF TITLE 17, SECTION 11.6 (ZONING ORDINANCE) OF THE MUNICIPAL CODE. THE USE PERMITTED BY THIS CERTIFICATE OF OCCUPANCY COMPLIES WITH ALL THE PROVISIONS OF THE ZONING ORDINANCE.

Zoning Administrator

Property of Cook County Clerk's Office