

UNOFFICIAL COPY

0010767999

71070075 08 001 Page 1 of 4  
2001-08-21 11:39:17  
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 1358 W. 32nd Street Townhomes Association, Inc.

of 1358 W. 32nd Street, Chicago, 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# 17-32-105-096

Commonly known as 1358 W. 32nd Street  
Chicago, Illinois 60609

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 11th day of October, 2000.

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

RICHVIEW, INC.

Date 8/11/01 Sign. [Signature]

BY:

[Signature]  
FRANCIS YIP, PRESIDENT AND SECRETARY

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 32 ILCS 500/1-4B  
and Cook County Ord. 93-0-57 per \_\_\_\_\_

\_\_\_\_\_  
Date \_\_\_\_\_ Sign \_\_\_\_\_

STATE OF ILLINOIS )  
 ) ss  
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 personally known to me to be the President and Secretary of said corporation, and personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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 1st day of August, 2001.



*Charlene Chang*  
\_\_\_\_\_  
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 West Jackson Blvd., Chicago, IL 60604

Return document to: Wallace K. Moy, 53 West Jackson Blvd., Chicago, IL 60604

**COMMON AREA**

THAT PART OF LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°-52'-52" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 47.0 FEET TO THE WEST LINE OF THE EAST 25.0 FEET OF SAID LOT 1; THENCE SOUTH 00°-00'-00" EAST ALONG THE WEST LINE OF THE EAST 25.0 FEET OF SAID LOT 1, A DISTANCE OF 22.97 FEET TO A POINT C INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH FACE OF AN EXISTING 2 STORY BRICK BUILDING; THENCE SOUTH 89°-59'-3" WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 35.03 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 00°-00'-00" EAST ALONG THE WEST FACE OF SAID BUILDING, A DISTANCE OF 56.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40.0 FEET OF SAID LOT 1; THENCE SOUTH 89°-52'-52" EAST ALONG THE NORTH LINE OF THE SOUTH 40.0 FEET OF SAID LOT 1, A DISTANCE OF 8.05 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE MOST EASTERLY WEST FACE OF SAID BUILDING; THENCE SOUTH 00°-44'-32" EAST ALONG SAID NORTHERLY EXTENSION AND THE MOST EASTERLY WEST FACE OF SAID BUILDING, A DISTANCE OF 12.71 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 28°-11'-19" EAST ALONG THE SOUTHWESTERLY FACE OF SAID BUILDING, A DISTANCE OF 17.35 FEET TO A CORNER OF SAID BUILDING; THENCE SOUTH 89°-37'-31" EAST ALONG THE SOUTH FACE OF SAID BUILDING AND SAID SOUTH FACE EXTENDED, A DISTANCE OF 18.62 FEET TO A POINT ON THE WEST LINE OF THE EAST 25.0 FEET OF SAID LOT 1; THENCE SOUTH 00°-00'-00" EAST ALONG THE WEST LINE OF THE EAST 25.0 FEET OF SAID LOT 1, A DISTANCE OF 11.94 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89°-52'-52" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 27.05 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1 (THE SOUTH LINE OF SAID LOT 1 ALSO BEING THE NORTH LINE OF WEST 32ND STREET); THENCE NORTH 27°-47'-24" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 42.80 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°-00'-00" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 82.18 FEET TO THE PLACE OF BEGINNING (THE SOUTHWESTERLY AND WEST LINES OF SAID LOT 1 ALSO BEING THE NORTHEASTERLY AND EAST LINES OF SOUTH BENSON STREET) ALL IN BENSON RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

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 8/01/2001, 19

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before be by the said Grantor's Agent this 1st day of August 19 2001 Notary Public

[Handwritten Signature: Charlene Chang]



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 8/01/2001, 19

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before be by the said Grantee's Agent this 1st day of August 19 2001 Notary Public

[Handwritten Signature: Charlene Chang]



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)