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2002-10-31 14:35:29

Cook County Recorder 28.50

WARRANTY DEED

Illinois Statutory
(Individual to Individual)

MAIL TO:

Mrs. Karl Robertson
Attorney at Law
5003 West Lawrence
Chicago, IL 60630



0021205063

ADDRESS OF PROPERTY:

5445 North Sheridan Road
Unit 3811
Chicago, IL 60640

THE GRANTOR,

HUI CHEN, divorced and not remarried,

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and no/100----(\$10.00)-----Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

3

MARCIAL BENITEZ and THIPPARAT LIENCKOBKIT, of 5445 North Sheridan Road, Chicago, Illinois

not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Index Number: 14-08-203-015-1452

Subject to covenants, conditions, easements, and restrictions of record; subject to general real estate taxes for 2002 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants in Common, but as Joint Tenants, forever.

DATED this 9th day of October, 2002.

HUI CHEN

TICOR TITLE INSURANCE

Property of Cook County Clerk's Office

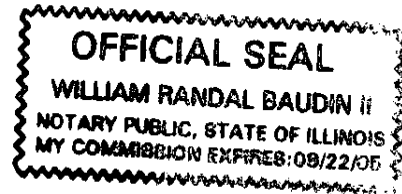
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State of ILLINOIS, County of COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HUI CHEN, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 9th day of October, 2002.

NOTARY PUBLIC

My commission expires: 8/22/05





THIS INSTRUMENT PREPARED BY:


W. RANDAL BAUDIN
P.O. Box 845
Dundee, Illinois 60018

MAIL TAX BILLS TO:

Marcial Benitez and
Thipparat Liengkobkit
5445 North Sheridan Road
Unit 3811
Chicago, IL 60640

STATE TAX  OCT. 30.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000005668	REAL ESTATE TRANSFER TAX
		0013900
		FP 102809

CITY TAX  OCT. 30.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000006198	REAL ESTATE TRANSFER TAX
		0104250
		FP 102803

COUNTY TAX  OCT. 30.02 REVENUE STAMP	# 0000005606	REAL ESTATE TRANSFER TAX
		0006950
		FP 326707

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LEGAL DESCRIPTION

UNIT 3811, IN 5445 EDGEWATER PLAZA, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET, AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, IN CIRCUIT COURT, AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1969 KNOWN AS TRUST NUMBER 27801, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24267313, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

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