

UNOFFICIAL COPY



0312614004

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/06/2003 07:38 AM Pg: 1 of 3

1072
Wm 200306

Please return to:
Philip Chow
2323 S. Wentworth Avenue
Chicago, Illinois 60616

Send subsequent tax bill to:
Jin Yao Xue
327B W. 23rd Street
Chicago, Illinois 60616

Prepared by:
Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

WARRANTY DEED

THE GRANTOR, **PUI YIP CHIU**, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS TO **JIN YAO XUE** of City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

3/AE

See attached Legal.

P.I.N.: 17-28-212-031-1002

Commonly known as 327B W. 23rd Street
Chicago, Illinois 60616

This is not a Homestead property.

SUBJECT TO: Covenants, conditions, and restriction of record; private, public and utility easements and roads and highways, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2002 and to closing.

Date : April 3, 2003

Pui Yip Chiu

PUI YIP CHIU

Lawyers Title Insurance Corporation

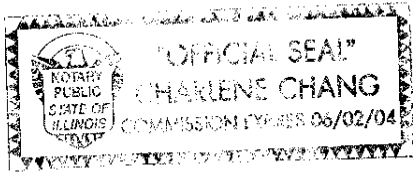
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Warranty Deed
April 3, 2003
Page 2 of 2

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, **PUI YIP CHIO**, that he 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of April, 2003



Charlene Chang

Notary Public

COOK COUNTY REAL ESTATE TRANSACTION TAX

APR. 23. 03

REVENUE STAMP

0000101228

REAL ESTATE TRANSFER TAX

00057.50

FP 326670

STATE TAX

STATE OF ILLINOIS

APR. 23. 03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000051247

REAL ESTATE TRANSFER TAX

00115.00

FP 326660

City of Chicago
Dept. of Revenue
305810
04/22/2003 15:12 Batch 02267 34



Real Estate Transfer Stamp
\$862.50

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ACE K. MOY
Policy Issuing Agent for
LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE A CONTINUED - CASE NO. wm200306

LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 127B IN ORIENTAL TERRACES CONDOMINIUM NO. 327 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN ALLEN C.L. LEE'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON OCTOBER 14, 1985 AS DOCUMENT NUMBER 85251348, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS AND BY-LAWS OF ORIENTAL TERRACES HOMEOWNER'S ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT NUMBER 27506504 AND AS CREATED BY DEED RECORDED AS DOCUMENT NUMBER 85274715 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREAS (AS DEFINED IN THE AFORESAID DECLARATION).