

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0328335041
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 10/10/2003 08:14 AM Pg: 1 of 3

No. 425
① of 2

Per 8171034 LND

QTT


THE GRANTOR, **RICHVIEW PARKSHORE II, L.L.C.**, an Illinois Limited Liability Company, 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 Olivia Kit Ling cheung of City of Chicago, State of 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.

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; d) special taxes or assessments for improvements not yet completed; e) any unconfirmed special tax or assessment; f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; g) 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.

Dated this August 26, 2003

STATE OF ILLINOIS

STATE TAX  OCT.-3.03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE


0000056972

REAL ESTATE TRANSFER TAX
0022500
FP 102803

RICHVIEW PARKSHORE II, L.L.C.

BY: Francis Yip
FRANCIS YIP, PRESIDENT OF RICHVIEW II, INC.
ITS MANAGER

COOK COUNTY REAL ESTATE TRANSACTION TAX


COUNTY TAX  OCT.-3.03

REVENUE STAMP

0000057080

REAL ESTATE TRANSFER TAX
0011250
FP 102802

CITY OF CHICAGO

CITY TAX  OCT.-6.03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

000004858

REAL ESTATE TRANSFER TAX
0168750
FP 102805

Handwritten initials

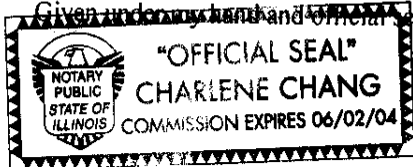
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Warranty Deed
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Francis Yip, president of Richview II, Inc. as manager of Richview Parkshore II, L.L.C., 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, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of August 2003



Charlene Chang

Notary Public

This instrument was prepared by: Wallace K. Moy, 53 West Jackson Blvd., #1564, Chicago, IL 60604

Sent subsequent tax bills to: Olivia Cheung, 2613 S. Emerald, Chicago, IL 60616

Return document to: Wallace K. Moy, 53 W. Jackson Blvd., Suite 1564, Chicago, IL 60604

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008171034 DB

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1 (1951): THAT PART OF BLOCK 26 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCK IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF W. 19TH STREET AS DEDICATED BY DOCUMENT 99762242 WITH THE EAST LINE OF S. WELLS STREET AS DEDICATED BY DOCUMENT 00295546; THENCE SOUTH 00°-00'-00" WEST LONG THE EAST LINE OF SAID S. WELLS STREET, A DISTANCE OF 280.78 FEET; THENCE SOUTH 90°-00'-00" EAST, 28.67 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90°-00'-00" EAST, 20.0 FEET; THENCE SOUTH 00°-00'-00" WEST, 42.0 FEET; THENCE NORTH 90°-00'-00" WEST, 20.0 FEET; THENCE NORTH 00°-00'-00" EAST, 42.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF SANTE FE GARDEN IV COMMUNITY ASSOCIATION RECORDED AS DOCUMENT NUMBER 0321903045.

Tax Index No. 17-21-406-002, 003, 005, 008
17-21-508-010, 024, 055

Commonly known as: 1951 S. Wells, Chicago, IL 60616