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WARRANTY DEED

Doc#: 0332329168
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/19/2003 10:08 AM Pg: 1 of 3

CTIC DB 8171040 m:ang No ab 3 1 of 2

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 Chon Wai Ko & PAK IUT Ko of City of Chicago County of Cook, 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 September 19, 2003

RICHVIEW PARKSHORE II, L.L.C.

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

BOX 333-CTI

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Warranty Deed
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STATE OF ILLINOIS	
STATE TAX	NOV.-5.03
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000059034	REAL ESTATE TRANSFER TAX
	0022300
	FP 102808

STATE OF ILLINOIS)
) ss
COUNTY OF COOK

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	NOV.-5.03
REVENUE STAMP	
# 0000059174	REAL ESTATE TRANSFER TAX
	0011150
	FP 102802

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 19th day of September, 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: Chon Wai Ko, 1961 S. Wells, Chicago, IL 60616

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

CITY OF CHICAGO	
CITY TAX	NOV.-5.03
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 000005728	REAL ESTATE TRANSFER TAX
	0167250
	FP 102805

UNOFFICIAL COPY**STREET ADDRESS:** 1961 S. WELLS**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-21-406-002-0000**LEGAL DESCRIPTION:**

PARCEL 1 (1961): 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 306.91 FEET TO THE INTERSECTION OF SAID S. WELLS STREET WITH THE NORTHEASTERLY LINE OF S. TAN COURT; THENCE SOUTH 31°-53'-17" EAST ALONG THE NORTHEASTERLY LINE OF SAID S. TAN COURT, A DISTANCE OF 54.02; THENCE SOUTH 90°-00'-00" EAST, 79.14 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90°-00'-00" EAST, 21.50 FEET; THENCE SOUTH 00°-00'-00" WEST, 38.19 FEET TO THE NORTH LINE OF W. CULLERTON STREET; THENCE SOUTH 89°-55'-14" WEST ALONG THE NORTH LINE OF SAID W. CULLERTON STREET, A DISTANCE OF 21.50 FEET; THENCE NORTH 00°-00'-00" EAST, 38.22 FEET TO THE PLACE OF BEGINNING, 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 0321903049.