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First American Title Insurance Company



Doc#: 0400519137
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/05/2004 11:26 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
Living Trust to Individual**

PHZ
LWS
NO
PSS
M/CO

THE GRANTOR, Chung L. Au, as Sole Trustee of the Chung L. Au Living Trust Dated August 31, 1999, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Jie Ying Zhang and Sau Ling Moy Zhang, his wife, as to an undivided 1/2 interest as joint tenants, and Wei-Min Wallace Kuk and Sau-Hun Moy Kuk, his wife, as to an undivided 1/2 interest as joint tenants, in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2003 and subsequent years, and to the Declarations, Articles and By-Laws of the Chinatown Square Association, including all Amendments and Exhibits thereto and applicable Zoning Laws and Ordinances including Planned Unit Development.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-21-431-047-0000

Address of Real Estate: 2138 South Archer Avenue, Chicago, IL 60616

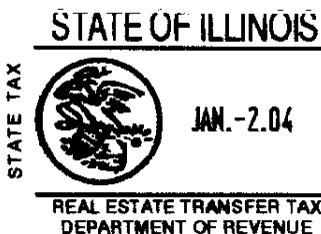
SA 3199003

Dated this 30th day of September, 20 03

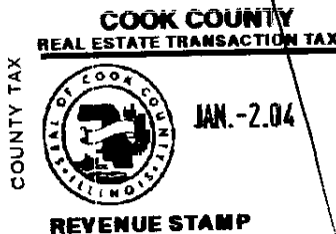
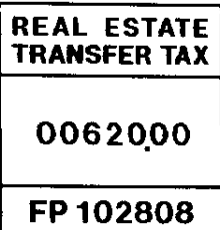
Chung L. Au

Chung L. Au, as Sole Trustee of the
Chung L. Au Living Trust Dated August 31, 1999

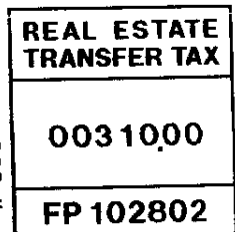
BOX 333-071



0000062689



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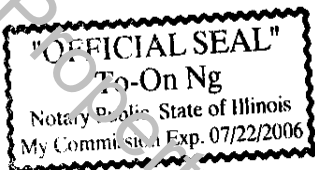


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Chung L. Au, personally known to me to be the same person whose name is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of September, 20 03.



To-On Ng

(Notary Public)

Prepared by:

To-On Ng
535 West 31st Street
Chicago, IL 60616

Mail To:

Philip Chow, Esq.
2323 S. Wentworth Ave., 2/F.
Chicago, IL 60616

Send Tax Bill To:

Jie Ying Zhang / Wei-Min Wallace Kuk
2138 South Archer Avenue
Chicago, IL 60616



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Exhibit "A" – Legal Description

LOT 47 IN CHINA TOWN SQUARE, BEING A RESUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43, 44 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office