

UNOFFICIAL COPY

WARRANTY DEED



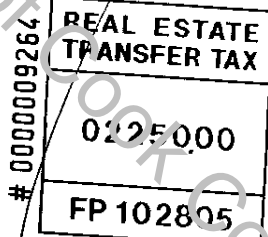
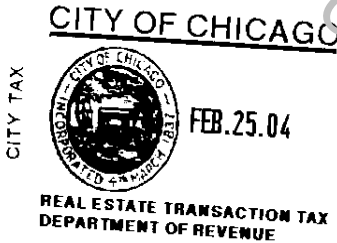
Doc#: 0405833177
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/27/2004 01:30 PM Pg: 1 of 3

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 James Tai

of 1515 W

ARDMORE, CHICAGO IL 60660 (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:

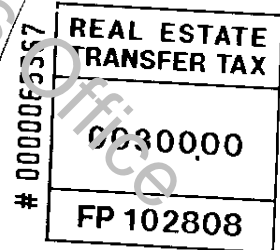
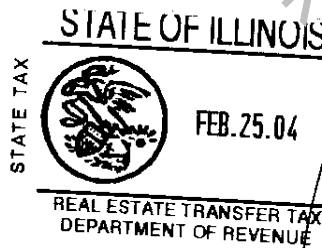
CT1 9171444 10F2 ETD6 NO ABJ



3

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 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2003 and to closing.

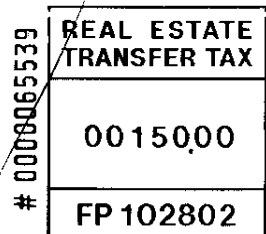
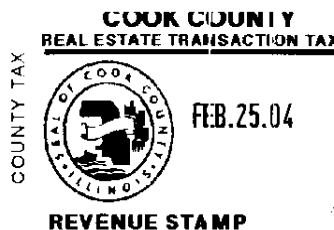
Dated this 27th day of January 2004



RICHVIEW PARKSHORE II, L.L.C.

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

BOX 333



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Warranty Deed
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, 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 27th day of January 2004.



Charles Chang

Notary Public

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

Sent subsequent tax bills to: James Tai, 1905 S. Wells, Chicago, IL 60616

Return document to: Elka Nelson, 20 N. Clark, Suite 550, Chicago, IL 60602

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LEGAL

PARCEL 1 : LOT 33 IN SANTE FE GARDEN IV BEING A RESUBDIVISION 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 ¼ OF SECTION 21, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

PARCEL 2 : EASTMENTS 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.

**PIN #. 17-21-406-002-0000
17-21-406-003-0000
17-21-406-005-0000
17-21-406-008-0000
17-21-508-010-0000
17-21-508-024-0000
17-21-508-055-0000**

Commonly known as : 1905 S. Wells, Chicago, Illinois 60616