

QUIT CLAIM DEED

THE GRANTOR, THE CITY OF CHICAGO, an Illinois municipal corporation, having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** unto GRANTEE YUMIN HSU\* and FUN YUEN HSU\*\* as Joint Tenants Tenants, of 6016 N. Broadway, Chicago, Illinois 60660 pursuant to ordinance adopted March 27, 2002 (C.J.P. 80780-80807), the following described Real Estate ("Real Estate") situated in the County of Cook in the State of Illinois, to wit:

\* a Married man  
\*\* a divorced man  
SEE ATTACHED EXHIBIT A



Doc#: 0415419100  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 08/02/2004 02:48 PM Pg: 1 of 8

Commonly known as: 2255 South Ste wart Chicago, Illinois 60616

P.I.N.: 17-28-208-046-0000

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

**FURTHER**, this Quit Claim Deed ("Deed") is also made and executed upon, and is subject to certain express conditions and covenants hereinafter contained, said conditions and covenants being a part consideration for the Real Estate and are to be taken and construed as running with the land, and Grantee hereby binds itself and its successors, assigns, grantees and lessees to these of the covenants and conditions, which covenants and conditions are as follows:

**SUBJECT TO:** The Declaration of Covenants, Conditions, Restrictions and Easements For The Archer Courts Townhomes dated as of April 15, 2003 and recorded with the Cook County Recorder on May 7, 2003 as document number 0312707053; all real estate taxes not yet due and payable; building and zoning laws, county and municipal ordinances, state and federal regulations, all public and private, recorded and unrecorded easements, covenants and restrictions.

**FIRST:** Grantor reserves the unilateral right to obtain all necessary approvals for, appropriate municipal ordinance for and to record a Plat of Subdivision with the Cook County Recorder of Deeds, pursuant to the Illinois Plat Act, 765 ILCS 205/0.01, et. seq., binding the Real Estate and the real estate owned by Grantor adjacent to the Real Estate, legally described on Exhibit B attached hereto ("Archer Court II Development Area").

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT, 35 ILCS 305/4(B); AND SECTION 3-32-030B7(b) OF THE MUNICIPAL CODE OF CHICAGO. 05-21-2004 C. G. McEwen

Box 430

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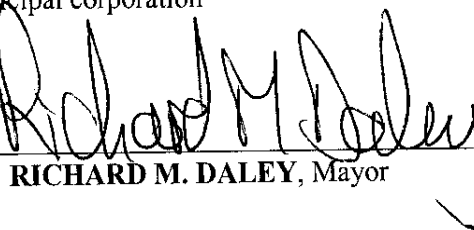
# UNOFFICIAL COPY

**SECOND:** Grantee agrees for itself and any successor in interest not to discriminate based upon race, religion, color, sex, national origin or ancestry, age, handicap, sexual orientation, military status, parental status or source of income in the sale of the townhomes and buildings improving the Real Estate.

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by the Mayor and by the City Clerk, on or as of the 21<sup>st</sup> day of May, 2004.

**CITY OF CHICAGO,**  
a municipal corporation

BY: \_\_\_\_\_



**RICHARD M. DALEY, Mayor**

**ATTEST:**



**JAMES J. LASKI, City Clerk**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Thelma L. Moon, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES J. LASKI, personally known to me to be the City Clerk of the City of Chicago, a municipal corporation, and 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 being first duly sworn by me acknowledged that as Clerk, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of May, 2004.

Thelma L. Moon  
NOTARY PUBLIC

(SEAL)



My commission expires \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

C. Grant McCorkhill  
Holland & Knight  
131 South Dearborn, 30<sup>th</sup> Floor  
Chicago, IL 60603  
(312) 715-5743

AFTER RECORDING, PLEASE RETURN TO: BOX 430

~~Mark Lenz  
Assistant Corporation Counsel  
Real Estate & Land Use Division  
City of Chicago  
30 North LaSalle Street, Room 1610  
Chicago, Illinois 60602  
(312) 744-1041~~

~~Peng Tian Ma  
221 N. LaSalle #1800  
Chicago, IL 60601  
312-214-0884~~

Send Subsequent Tax Bills to:

2255 S. Stewart  
Chicago, IL 60616

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## EXHIBIT A

### LEGAL DESCRIPTION:

\*\*\*TRACT (LOT) 8:

BEING A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 23RD STREET AND THE EAST LINE OF SOUTH STEWART AVENUE; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST, ALONG THE NORTH LINE OF WEST 23RD STREET 18.44 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 36 SECONDS WEST, 104.67 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 52 SECONDS WEST 7.67 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 14 SECONDS WEST, 15.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 01 MINUTES 14 SECONDS WEST, 15.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 37.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 14 SECONDS EAST, 15.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 46 SECONDS WEST, 37.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.\*\*\*

PERMANENT REAL ESTATE INDEX NO. 17-28-210-046, vol. 514

Cook County Clerk's Office

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EXHIBIT B

LEGAL DESCRIPTION OF ARCHER COURTS II DEVELOPMENT AREATHE COMMUNITY AREA:

\*\*\*LOT 44:

PART OF PIN NUMBERS 17-28-208-021-0000, 17-28-210-029-0000, 17-28-210-031-0000 AND 17-28-201-012-0000.

BEING A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 23RD STREET AND THE EAST LINE OF SOUTH STEWART AVENUE; THENCE NORTH 00°07'10" EAST, ALONG SAID EAST LINE OF SOUTH STEWART AVENUE, 288.60 FEET, TO THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE; THENCE NORTH 58°07'27" EAST, ALONG SAID SOUTHEASTERLY LINE, 230.74 FEET; THENCE SOUTH 00°01'17" WEST, 269.43 FEET; THENCE SOUTH 58°04'12" WEST, 81.33 FEET; THENCE SOUTH 00°01'43" EAST, 97.98 FEET TO THE NORTH LINE OF WEST 23RD STREET; THENCE SOUTH 89°59'09" WEST, ALONG SAID NORTH LINE, 46.13 FEET; THENCE NORTH 00°00'00" EAST 10.00 FEET; THENCE NORTH 90°00'00" EAST 28.00 FEET; THENCE NORTH 00°00'00" EAST, 100.66 FEET; THENCE NORTH 71°08'15" EAST, 7.14 FEET; THENCE NORTH 58°06'00" EAST, 80.66 FEET; THENCE NORTH 31°54'00" WEST, 28.00 FEET; THENCE SOUTH 58°06'00" WEST, 80.66 FEET; THENCE SOUTH 31°54'00" EAST, 28.00 FEET; THENCE SOUTH 71°08'15" WEST, 7.14 FEET THENCE SOUTH 90°00'00" WEST, 28.00 FEET; THENCE NORTH 00°04'09" EAST, 67.61 FEET; THENCE NORTH 90°00'00" EAST, 37.00 FEET; THENCE NORTH 47°14'10" EAST, 35.49 FEET; THENCE SOUTH 89°57'30" EAST, 37.00 FEET THENCE NORTH 00°02'30" EAST, 76.66 FEET; THENCE NORTH 89°57'30" WEST, 37.00 FEET THENCE NORTH 00°02'30" EAST, 7.67 FEET; THENCE SOUTH 89°57'30" EAST, 37.00 FEET; THENCE SOUTH NORTH 00°02'30" WEST, 79.66 FEET; THENCE NORTH 89°57'30" WEST, 37.00 FEET; THENCE SOUTH 00°02'30" WEST, 163.99 FEET; THENCE SOUTH 47°14'10" WEST, 35.49 FEET; THENCE NORTH 00°00'00" EAST, 7.67 FEET; THENCE SOUTH 90°00'00" WEST, 37.00 FEET; THENCE NORTH 00°00'00" EAST, 64.66 FEET; THENCE NORTH 90°00'00" EAST, 37.00 FEET; THENCE SOUTH 00°00'00" WEST, 148.99 FEET; THENCE SOUTH 90°00'00" WEST, 37.00 FEET; THENCE SOUTH 00°00'00" WEST, 110.66 FEET TO THE NORTH LINE OF WEST 23RD STREET; THENCE SOUTH 89°59'09" WEST, ALONG SAID NORTH LINE, 62.90 FEET; THENCE NORTH 00°03'36" WEST, 10.01 FEET; THENCE NORTH 89°56'24" EAST, 37.00 FEET; THENCE NORTH 00°03'36" WEST, 94.66 FEET; THENCE SOUTH 89°56'24" WEST, 37.00 FEET; THENCE NORTH 00°03'36" WEST, 75.66 FEET; THENCE NORTH 89°56'24" EAST, 37.00 FEET; THENCE NORTH 00°03'36" WEST, 7.67 FEET; THENCE SOUTH 89°56'24" WEST, 37.00 FEET; THENCE NORTH 00°03'36" WEST, 90.66 FEET; THENCE SOUTH NORTH 89°56'24" EAST, 37.00 FEET; THENCE NORTH 00°03'36" WEST, 286.33 FEET TO THE NORTH LINE OF WEST 23RD STREET; THENCE SOUTH 89°59'09" WEST, ALONG SAID NORTH LINE, 18.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.\*\*\*

THE DEVELOPMENT SITE:

\*\*\*A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 23RD STREET AND THE EAST LINE OF SOUTH STEWART AVENUE; THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE OF SOUTH STEWART AVENUE, 288.60 FEET TO THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE; THENCE NORTH 58 DEGREES 07 MINUTES 27 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE, 230.74 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, 269.69 FEET; THENCE SOUTH 58 DEGREES 04 MINUTES 19 SECONDS WEST, 81.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS EAST, 97.98 FEET TO THE NORTH LINE OF WEST 23RD STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, 127.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.\*\*\*

PART OF PIN NUMBERS 17-28-208-021-0000, 17-28-210-029-0000, 17-28-210-031-0000 AND 17-28-201-012-0000.

GRANTOR MAY OR MAY NOT, IN ITS SOLE DISCRETION, RECORD A PLAT OF SUBDIVISION OVER ALL OR PART OF THE ARCHER COURT II DEVELOPMENT AREA.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a persona and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 05/21, 2004 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said C. Grant McCorkhill  
this 21st day of May, 2004.  
Notary Public McHardin



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a persona and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 05-21, 2004 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Yunyun Hsu  
this 21st day of May, 2004.  
Notary Public McHardin



Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach this Statement to the Deed or ABI to be recorded in Cook County, Illinois, if exempt pursuant to Section 4 of the Illinois Real Estate Transfer Tax Act.)