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WARRANTY DEED (Individual)

Doc#: 0434435037
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 12/09/2004 08:45 AM Pg: 1 of 3

THE GRANTORS, NELLY LEON-CHISEN, and PEN KU CHISEN, her husband; of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) dollars in hand paid and other good and valuable consideration, CONVEY and WARRANT to WAN BING MA and KWOK YUEN MA, & YIM PING CHAN, of 3455 S. BELL; CHICAGO; IL. 60608, ~~not~~ in Joint Tenants

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit "A"

Permanent Tax #: 17-28-212-056-1002

Common Address: 326B W. 23RD PLACE CHICAGO; IL. 60616

Subject to General Taxes for the year 2004 and subsequent years.

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

Dated: 15 NOVEMBER 2004

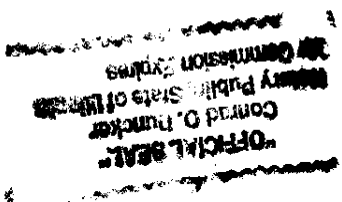
Nelly Leon Chisen
NELLY LEON-CHISEN

Pen Ku Chisen
PEN KU CHISEN

State of Illinois, County of Cook)ss I, CONRAD O. DUNCKER, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NELLY LEON-CHISEN, and PEN KU CHISEN, her husband;

Personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as their 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 15 November 2004



CTI SA 22 55 233 1 OF 3 GDC NO ABV

BOX 334 CTI

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My Commission expires 5/6/2008. Notary Public:



This instrument was prepared by Conrad O. Duncker (312) 842-1445
258 W. 31st Street, Chicago, Illinois 60616

Mail to:

PHILIP CHOW
2925 S. WENTWORTH
CHICAGO, IL 60616


Send Tax Bills to:

WAN BING MA
326-B W. 23RD PLACE
CHICAGO, IL 60616

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



DEC. 6.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


00008172

REAL ESTATE TRANSFER TAX
00185.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC. 6.04

REAL ESTATE TRANSFER TAX


REVENUE STAMP

000081752

REAL ESTATE TRANSFER TAX
00092.50
FP 102802

CITY TAX

CITY OF CHICAGO



DEC. -6.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018111

REAL ESTATE TRANSFER TAX
01387.50
FP 102805

UNOFFICIAL COPY

STREET ADDRESS: 326 WEST 23RD PLACE

UNIT #8

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-28-212-056-1002

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 326-B IN ORIENTAL TERRACES CONDOMINIUM NO. 326 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 53 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTCHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON NOVEMBER 25, 1985 AS DOCUMENT 85296675; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN DECLARATION OF EASEMENTS AND DATED APRIL 8, 1985 AND RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1983 AND KNOWN AS TRUST NUMBER 59315 TO MID-AMERICA NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 18, 1986 AND KNOWN AS TRUST NUMBER 1722, DATED DECEMBER 17, 1986 AND RECORDED DECEMBER 18, 1986 AS DOCUMENT 86607674, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

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