

TSI # 210777

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QUIT CLAIM DEED

Doc#: 0411118050
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 04/20/2004 12:03 PM Pg: 1 of 6

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 Zi Rong Mei and Xiu Hong Chen, as Tenants, of 215 West 23rd Place, 2R, Chicago, Illinois 60616, pursuant to ordinance adopted March 27, 2002 (C.J.P. 80780-90807), the following described Real Estate ("Real Estate") situated in the County of Cook in the State of Illinois, to wit:
*** HUSBAND AND WIFE**
**** BY THE ENTIRETY**
SEE ATTACHED EXHIBIT A



Doc#: 0510145058
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 04/11/2005 09:45 AM Pg: 1 of 6

Commonly known as: 340 West 23rd Street, Unit #4, Chicago, Illinois 60616

Re-record
Name misspelled

P.I.N.: 17-28-210-000-0000 (Part)
040

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.

CGM/KLM 03/22/04

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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 27th day of February, 2004.

CITY OF CHICAGO,
a municipal corporation

BY: Richard M Daley
RICHARD M. DALEY, Mayor

ATTEST:

James J. Laski
JAMES J. LASKI, City Clerk

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

***TRACT 19:

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, 81.14 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 30.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 27.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 20.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 27.96 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.***

PERMANENT REAL ESTATE INDEX NO. 17-28-210-040, vol. 514

Office of Cook County Clerk's Office

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EXHIBIT B

LEGAL DESCRIPTION OF ARCHER COURTS II DEVELOPMENT AREA

THE 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°04'19" 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" WEST, 80.66 FEET; THENCE SOUTH 31°54'00" WEST, 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" WEST, 37.00 FEET; THENCE NORTH 00°02'30" EAST, 7.67 FEET; THENCE SOUTH 89°57'30" EAST, 37.00 FEET THENCE NORTH 00°02'30" EAST, 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 NORTH 90°00'00" EAST, 17.00 FEET; THENCE NORTH 00°00'00" EAST, 64.66 FEET; THENCE SOUTH 90°00'00" WEST, 37.00 FEET; THENCE SOUTH 00°00'00" WEST, 148.99 FEET; THENCE SOUTH 00°04'09" WEST, 67.61 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 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 WEST, 7.67 FEET; THENCE NORTH 89°56'24" WEST, 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 89°56'24" WEST, 37.00 FEET; THENCE SOUTH 00°03'36" EAST, 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: 03/22, 2004

Signature: [Signature]
Grantor or Agent

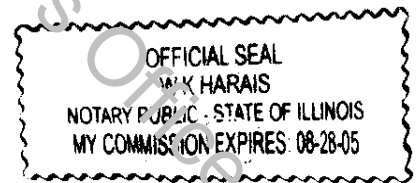


Subscribed and sworn to before me
by the said C. Grant McLurichill
this 22nd day of March, 2004
Notary Public W. Harais

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: 03/22, 2004

Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me
by the said Zi Rong Mei
this 7th day of March, 2004
Notary Public W. Harais

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.)