

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company
to Individual)



Doc#: 0512508072

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 05/05/2005 01:49 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOK(S) Archer Square, LLC,

an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company CONVEYS and WARF ANTS to Rui Xin Yuen

2300 W. 35th Street, Unit B, Chicago, IL 60616

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

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: covenants, conditions, and restrictions of record, Document No. (s); and to General Taxes for 2004 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by sole Manager, this 18th day of APRIL, 2005.

Permanent Index Number (PIN): <u>17-31-220-053-0000</u>

Address(es) of Real Estate: 3349 S. Archer, Chicago, IL 60608

Manager, Preferred Real Estate Group, Inc.

By: President

Manager, Preferred Real Estate Group, Inc.

By: Secretary

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City of Chicago Dept. of Revenue 377225

Real Estate ransfer Stamp \$2,175.00

04/22/2005 14:05 Batch 06285 63

STATE OF ILLINOIS



APR.27.05

COOK COUNTY

REAL ESTATE TRANSFER TAX 0000018982

0029000

FP351009

COOK COUNTY
ESTATE TRANSACTION TAX



APR.27.05

REVENUE STAMP

Clark's Office REAL ESTATE TRANSFER TAX 00145.00 FP351021

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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 Kevin Connolly, President of Preferred Real Estate Group, Inc., personally known to me to be the Manager of ARCHER SQUARE, LLC, an Illinois Limited Liability Company, and John Morgan, Secretary of Preferred Real Estate Group, Inc., personally known to me to be the Manager of ARCHER SQUARE, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager, he signed, sealed and delivered said instrument, pursuant to authority given by the Operating Agree nent of said Limited Liability Company as his free and voluntary act, and as the free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and offic	cial scal this	19 day of	April	
<i>200</i> 5			To the second se	

Commission expires

NOTARY PUBLIC

OFFICIAL SEAL
SHARON R. DAUFENBACH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-1-2005

This instrument was prepared by:

John C. Griffin Griffin & Gallagher 10001 S. Roberts Road Palos Hills, IL 60465

MARL TO:

CONRAD DUNKER

258 W. 31 ST.

CHICAGO, IL GOGIL

SEND SUBSEQUENT TAX BILLS TO:

RUI XIN YUEN

3349 S. ARCHER

CHICAGO, 11 60608

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3349 SOUTH ARCHER AVENUE

PARCEL 1:

THAT PART OF LOTS 3 TO 18, BOTH INCLUSIVE AND TAKEN AS A TRACT, IN BLOCK 2 IN MCALPINE'S SUBDIVISION OF BLOCKS 14, 16 AND 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 3: THENCE SOUTH 38 DEGREES 9 MINUTES 50 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT, 51.50 FEET TO A POINT ON A LINE THAT IS 1.00 FEET SOUTHEAST OF AND PARALLEL WITH THE SOUTHEAST WALL OF A BRICK BUILDING; THENCE SOUTH 51 DEGREES 51 MINUTES 41 SECONDS WEST, ALONG SAID PARALLEL LINE, 143.03 FEET TO A POINT OF BEGINNING ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WAI L. THENCE NORTH 38 DEGREES 2 MINUTES 55 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 4).45 FEET TO A POINT ON A LINE THAT IS 1.00 FEET NORTHWEST OF AND PARALLEL TO A NORTHWEST WALL OF SAID BUILDING: THENCE SOUT H 5. DEGREES 49 MINUTES 31 SECONDS WEST, ALONG SAID PARALLEL LINI, 1.00 FEET TO A POINT ON A LINE THAT IS 1.00 FEET SOUTHWEST OF AND PARALLEL TO THE SOUTHWEST WALL OF SAID BUILDING; THENCE SOUTH 38 DEGREES 0 MINUTES 10 SECONDS EAST, ALONG SAID PARALLEL LINE, 40.44 PEET TO A POINT ON SAID LINE THAT IS 1.00 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST WALL OF SAID BUILDING: THENCE NORTH 51 DEGREES 51 MINUTES 41 SECONDS EAST, ALONG SAID PARALLEL LINE, 21.03 FEET TO THE POINT OF BEGINNING: ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION DOCUMENT 0508919120.