

UNOFFICIAL COPY

Warranty Deed



0520214245D

ILLINOIS

Doc#: 0520214245
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/21/2005 11:42 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTORS, Cindy Lam n/k/a Cindy Ching married to George Ching and Tu Hou Lam, as joint tenants of the City of Chicago, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Mary Jean Chan, 3721 S. Parnell Ave., Chicago, Illinois 60609 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2004 and 2005 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 17-21-43-020-1006

Address of Real Estate: 2174 S China Place, Unit F, Chicago, Illinois, 60616

The date of this deed of conveyance is June 30, 2005.

Cindy Lam nka Cindy Ching

(SEAL) Cindy Lam n/k/a Cindy Ching

Tu Hou Lam

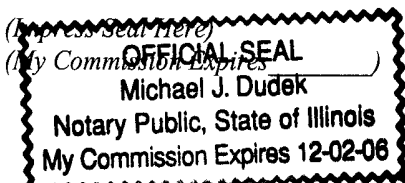
(SEAL) Tu Hou Lam

George Ching

(SEAL) George Ching

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy Lam n/k/a Cindy Ch and Tu Hou Lam, as joint tenants and George Ching personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 July 06, 2005

Michael J. Dudek

Notary Public

TICOR 567542
EHS 695 210711

BOX 15

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LEGAL DESCRIPTION

For the premises commonly known as 2174 S China Place Unit F, Chicago, Illinois, 60616

PARCEL 1:


UNIT 2174-F IN THE 2174 SOUTH CHINA PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOTS 1, 2, 3 AND 4 IN JADE GARDEN UNIT 1, BEING A RESUBDIVISION OF PART OF BLOCKS 41 AND 43 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1993 AS DOCUMENT NUMBER 93593212, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94931641 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR ACCESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH BY DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE JADE GARDEN MASTER ASSOCIATION DATED MAY 17, 1993 AND RECORDED OCTOBER 14, 1994 AS DOCUMENT 94884011 OVER THE LAND DESCRIBED THEREIN AND CREATED BY DEED RECORDED AS DOCUMENT NO. 96357392.


STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	JUL. 19.05	# 0000028882	REAL ESTATE TRANSFER TAX
			0028000 FP 102800

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	JUL. 19.05	# 0000018688	REAL ESTATE TRANSFER TAX
			0210000 FP 102803

This instrument was prepared by:
Michael J. Dudek, P.C.
Attorney at Law
Printers Row
703 S. Dearborn
Chicago, IL, 60605

Send subsequent tax bills to:
Mary Jean Chan
2174 S China Place Unit F
Chicago, Illinois, 60616

Recorder-mail recorder document to:
Conrad Duncker
Attorney at Law
258 W. 31st Street
Chicago, Illinois, 60616

COUNTY TAX  REVENUE STAMP	JUL. 19.05	# 0000028808	REAL ESTATE TRANSFER TAX
			0014000 FP326707