# **UNOFFICIAL COPY**

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



Doc#: 0523846175 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/26/2005 10:38 AM Pg: 1 of 3

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 WARIANTS to Kam Moon Yu and Chui Yim Lee, \* \* 2734 S. Wentworth Apt. 212, Chicago, Illinois 60616.

\* \* not in Tenancy in Common, but in Joint Tenancy.

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, Locument 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 12th day of \_\_\_\_\_\_\_, 2005.

Permanent Index Number (PIN):

17-31-220-053-0000

Address(es) of Real Estate:

3371 South Archer, Chicago, Illinois 60608

City of Chicago
Dept. of Revenue
394306

Real Estate Transfer Stamp \$2,557.50

08/24/2005 08:59 Batch 11882 2

Manager, Preferred Real Estate Group, Inc.

Manager, Preferred Real Estate Group, Inc.

By: Secretary

By: President

W:\Seller\F040184\WarrantyDeed-LLCtoIndividualver2.doc

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ENTERPRISE LAND TITLE, LTD.  $\mathbb{E}_{\leq 16967-7}$ 

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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, as signed, sealed and delivered said instrument, pursuant to authority given by the Operating Agreement of said Limited Liability Company as his 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 official scal, this 127 day of 2005.

Commission expires

Notary Public, State of III' aois

NOTARY PUBLIC

This instrument was prepared by:

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

MAIL TO:

Mr. Philip Chow
2323 S. Wentworth Ave.

Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:

Mr. Kam Moon Yu

3371 South Archer Avenue

Chicago, IL 60608

COOK COUNTY
TAL ESTATE TRANSACTION TAX



AUG.23.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0017050

# FP351021

STATE OF ILLINOIS

AUG.23.05

COOK COUNTY

REAL ESTATE TRANSFER TAX

0034100

# FP351009

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### 3371 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 WESTERLY CORNER OF SAID LOT 18; THENCE SOUTH 38 DEGREES 9 MINUTES 50 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID LOT, 51.55 FEET TO A POINT ON A LINE THAT IS 4.00 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST WALL OF A BRICK BUILDING; THENCE NORTH 51 DEGREES 51 MINUTES 40 SECONDS EAST, ALONG SAID PARALLEL LINE, 15.02 FEET TO A POINT OF BEGINNING ON A LINE THAT IS 1.00 FEET SOUTHWEST OF AND PARALLEL TO THE SOUTHWEST WALL OF SAID BUILDING: THENCE CONTINUING NORTH 51 DEGREES 51 MINUTES 40 SECONDS EAST, 21.01 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTALS? DEGREES 10 MINUTES 23 SECONDS WEST, ALONG SAID EXTENSION, CEI TER LINE, AND THE NORTHWESTERLY EXTENSION THEREOF, 40.48 FEET TO A POINT ON A LINE THAT IS 1.00 FEET NORTHWEST OF AND PARALLEL TO THE NORTHWEST WALL OF SAID BUILDING; THENCE SOUTH 51 DEGREES 52 MINUTES 24 SECONDS WEST, ALONG SAID PARALLEL LINE, 21.01 FEET TO A POINT ON AFORESAID LINE THAT IS 1.00 FEET SOUTHWEST OF AND PARALLEL TO THE SOUTHWEST WALL OF SAID BUILDING; THENCE SOUTH 38 DEGREES 10 MINUTES 23 SECONDS EAST, ALONG SAID PARALLEL LINE, 40.49 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.