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



Doc#: 0524546004 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/02/2005 07:54 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR(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 **WARRANTS** to Vincent Tse and Carol Tse *

3507 Brentwieser Lane, Naperville, Illinois 60565

* **HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**
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 1st day of August, 2005.

Permanent Index Number (PIN): 17-31-220-053-0000

Address(es) of Real Estate: 3363 South Archer^{Ave}, Chicago, Illinois 60608

Manager, Preferred Real Estate Group, Inc.
By: President

Manager, Preferred Real Estate Group, Inc.
By: Secretary

ES/6461-63

ENTERPRISE LAND TITLE, LTD.

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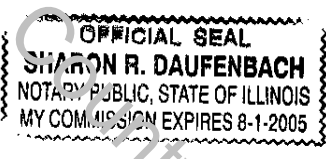
State of Illinois)
) SS
County of Cook)

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 Agreement 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 official seal, this 2nd day of August, 2005.

Commission expires 8/1/05.

Sharon R. Daufenbach
NOTARY PUBLIC



This instrument was prepared by: John C. Griffin
Griffin & Gallagher
10001 S. Roberts Road
Palos Hills, IL 60465



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Philip Chow

Vincent Tse

2323 S. Wentworth Ave. 2nd Floor

3363 South Archer Ave.

Chicago, IL 60616

Chicago, IL 60608

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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 1.00 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, 96.03 FEET TO A POINT OF BEGINNING ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 38 DEGREES 10 MINUTES 23 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE, AND THE NORTHWESTERLY EXTENSION THEREOF, 40.47 FEET TO A POINT ON A LINE THAT IS 2.50 FEET NORTHWEST OF AND PARALLEL TO THE NORTHWEST WALL OF SAID BUILDING; THENCE NORTH 51 DEGREES 52 MINUTES 24 SECONDS EAST, ALONG SAID PARALLEL LINE, 20.00 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 38 DEGREES 10 MINUTES 23 SECONDS EAST, ALONG SAID EXTENSION, CENTER LINE, AND THE SOUTHEASTERLY EXTENSION THEREOF, 40.47 FEET TO A POINT ON SAID LINE THAT IS 1.00 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST WALL OF SAID BUILDING; THENCE SOUTH 51 DEGREES 51 MINUTES 40 SECONDS WEST, ALONG SAID PARALLEL LINE, 20.00 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 05-089-19120.

City of Chicago

Dept. of Revenue

394880

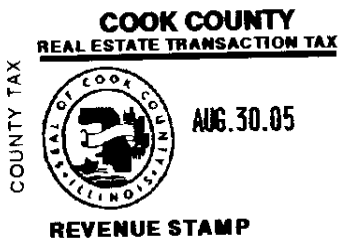
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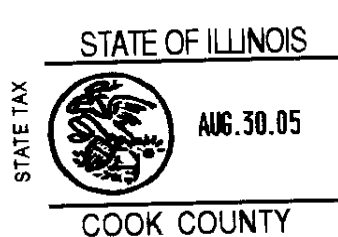
Real Estate

Transfer Stamp

\$2,373.75



# 0000021477	REAL ESTATE TRANSFER TAX
# 0000020461	0015825
# 0000020461	FP351021



# 0000020461	REAL ESTATE TRANSFER TAX
# 0000020461	0031650
# 0000020461	FP351009