

UNOFFICIAL COPY



Doc#: 0600342057 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2006 11:35 AM Pg: 1 of 3

Copy on 4 Nov Abs

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Please return to:

Tracy A. Rapp
2200 S. Main, #310
Lombard, IL 60148

Send subsequent tax bill to:

Wendy Chen
475 W. 24th St., #5H
Chicago, IL 60616

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

SPECIAL WARRANTY DEED

THE GRANTOR, RICHVIEW PARKSHORE, LLC., an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to Wendy Chen and Wen F. ZHU of Chicago, Illinois ~~husband and wife~~, GRANTEE(S), of Chicago, Illinois, ~~not as joint tenants or tenants in common, but as tenants by the entirety~~, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, to wit:

** Husband and wife, Not as Joint Tenants or Tenants in Common but as tenants by the entirety. Forever.*

See attached Legal Description

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

Dated this 30th day of November, 2005.

RICHVIEW PARKSHORE, LLC.

BY: Francis Yip
FRANCIS YIP, PRESIDENT OF RICHVIEW II, INC., AS
ITS MANAGER

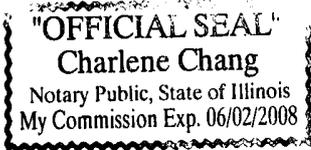
Box 334

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

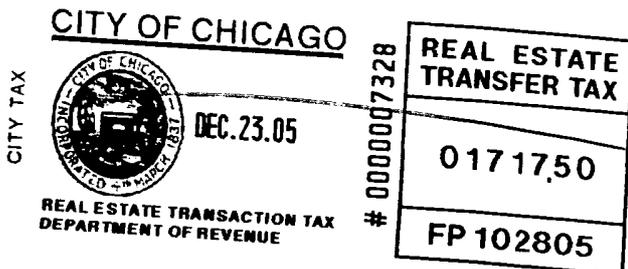
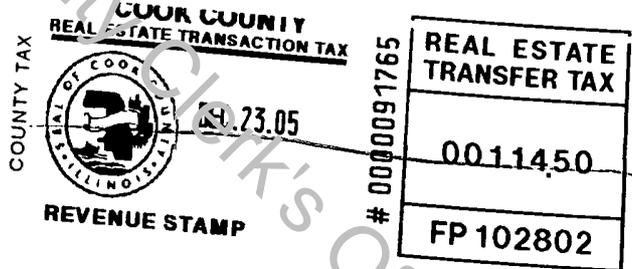
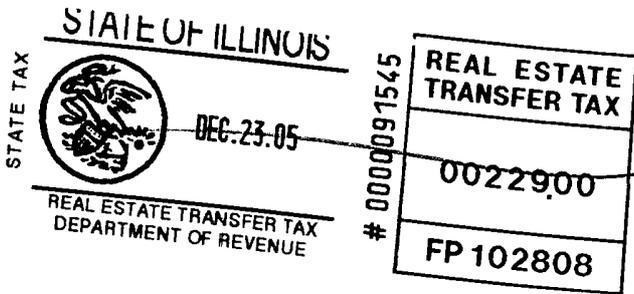
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Francis Yip, president of Richview II, Inc., is manager of Richview Parkshore, LLC, personally known to me to be the same person whose name is subscribed to the foregoing certificate as the manager of said company and appeared before me this day in person and acknowledged that he signed, sealed and delivered said Certificate as his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of November 2005.



Charlene Chang

Notary Public



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LEGAL

UNIT 5H AND P33 IN 475 WEST 24th STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6,7, AND 8 IN BLOCK 19 IN SOUTH BRANCH ADDITION TO CHICAGO, BEING THE SOUTHEAST FRACTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE 15 ACRES FROM THE WEST SIDE AND 8 ACRES FROM THE NORTH END THEREOF) IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529210164 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

P.I.N.: 17-28-115-022-0000

Commonly known as 475 West 24th Street
Unit 5H
Chicago, Illinois 60616