

# UNOFFICIAL COPY

**WARRANTY DEED  
Statutory (Illinois)  
Individual to Individual**



**Doc#: 0701640199 Fee: \$26.00**  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/16/2007 03:46 PM Pg: 1 of 2

**THE GRANTOR: CHOI YEE TSE, a married woman** of the City of Chicago, County of Cook State of Illinois for and in consideration of \$10.00 and other good and valuable consideration in hand paid, **CONVEYS AND WARRANT** to: Junlian Chen all interest in the following described Real Estate, situated in Cook County, Illinois commonly known as:

**2237 S. Canal Street, Unit 1D, Chicago, Illinois 60616**  
and legally described as:

Unit 1D together with its undivided percentage interest in the common elements in Archer and Canal Condominium as delineated and defined in the Declaration recorded as Document No. 0020716886 in the East half (1/2) or the Northwest Quarter (1/4) of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois,

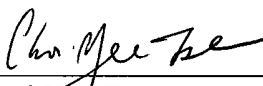
Subject to: Covenants, conditions, restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed governmental taxes and assessments; general real estate taxes for 2006 not yet due and for subsequent years, building lines of record, and zoning and building ordinances; any and all mortgages and liens arising as a result of any action or actions of Grantee; Provisions, conditions, restrictions, options, assessments and easements as created by the Declaration of Condominium recorded as Document 0020716886; and provisions, conditions, restrictions and limitations as created by the Illinois Condominium Property Act.

**This is not homestead property.**

**P.N.T.N.**

Permanent Real Estate Index Number: 17-28-104-036-1004

Dated this December 29, 2006

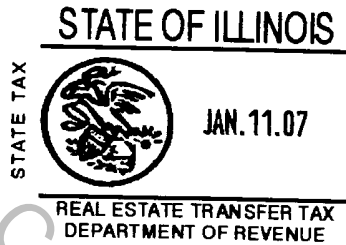
  
\_\_\_\_\_  
Choi Yee Tse

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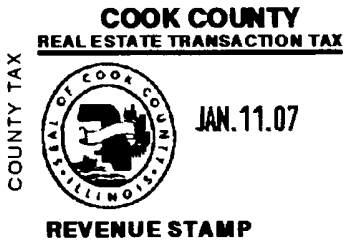
State of Illinois )  
                          )SS  
County of Cook )

I, KAREN P. POLAND the undersigned, a Notary Public in and for said County and State of Illinois, DO HEREBY CERTIFY, that Choi Yee Tse is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered this deed as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of homestead.

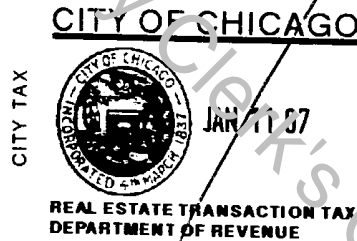
Karen P. Poland  
Notary Public



REAL ESTATE TRANSFER TAX
00237.00
FP 103021



REAL ESTATE TRANSFER TAX
00118.50
FP 103025



REAL ESTATE TRANSFER TAX
01777.50
FP 103026

This deed was prepared by the Law Office of Robert T. W. Hoy, 216 W. Cermak Road, Suite 201, Chicago, Illinois 60616

**RETURN TO:**

Pengtian Ma, Esq.

2961 S. Archer Ave.

Chicago, Illinois 60608

**SEND SUBSEQUENT TAX BILLS TO:**

JUNLIAN CHEN  
2237 S. Canal, #1D  
Chicago, IL 60616