

UNOFFICIAL COPY



Doc#: 0817535036 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2008 09:07 AM Pg: 1 of 3

This instrument was prepared by:
Wallace K. Moy
53 W. Jackson Blvd., Suite 1564
Chicago, Illinois 60604

Return document to:
Philip Wong
131 S. Dearborn, #3000
Chicago, Illinois 60603

Sent subsequent tax bill to:
East Prairie Partners, LLC
2244 Kenilworth Avenue
Wilmette, IL 60091

WARRANTY DEED

THE GRANTOR, RICHVIEW PARKSHORE, L.L.C., 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, CONVEYS AND WARRANTS TO EAST PRAIRIE PARTNERS, LLC, an Illinois limited liability corporation company of 2244 Kenilworth Ave., Wilmette, IL 60091, (~~as husband and wife, not as joint tenants, or tenants in common, but as tenants by the entirety~~) (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:

Please See Attached Legal.

SUBJECT TO: a) Covenants, conditions, and restriction of record; b) private, public and utility easements and roads and highways, if any; c) party wall rights and agreements, if any; d) special taxes or assessments for improvements not yet completed; e) any unconfirmed special tax or assessment; f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; g) general taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2007 and to closing.

Dated this 17th day of June 2008

RICHVIEW PARKSHORE, L.L.C. an Illinois limited Liability company

BY: 
PERRY LAU, VICE-PRESIDENT OF RICHVIEW II
ITS MANAGER

BOX 334

3/8

WKS

copy

END

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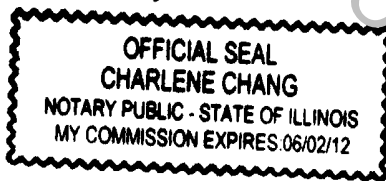
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Warranty Deed
Page 2 of 2

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, Perry Lau, vice-president of Richview II, Inc. as manager of Richview Parkshore, L.L.C., that he personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of June, 2008.



Charlene Chang

Notary Public

City of Chicago
Dept. of Revenue

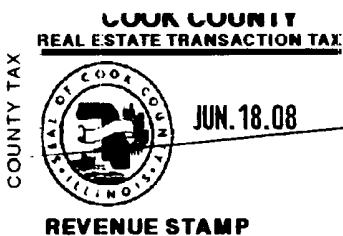


Real Estate
Transfer Stamp

554866

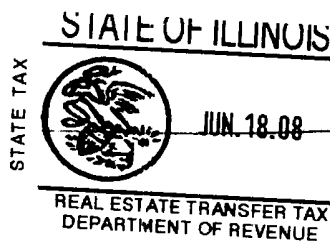
\$2,415.00

06/17/2008 16:27 Batch 32617 82



REAL ESTATE TRANSFER TAX
00115.00
FP 102802

0000109016



000001823

REAL ESTATE TRANSFER TAX
00230.00
FP 102808

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LEGAL DESCRIPTION

PARCEL 1: UNIT 5E IN THE 1828 SOUTH WENTWORTH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN SANTE FE GARDEN PHASE V, BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922046 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT P-68 IN THE SANTE FE GARDEN V PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V BEING A RESUBDIVISION OF LOTS OR PARTS THEREOF IN BLOCKS 20 AND 21 IN CANAL TRUSTEES' NEW SUBDIVISION AND OF LOTS OR PARTS THEREOF IN THE RESUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' NEW SUBDIVISION AFORESAID AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, ALL IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705115147 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 0811922045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UPON AND ACROSS PARTS OF LOTS 2, 13, 14, 25, 36 AND 39 IN SANTE FE GARDEN PHASE V AS SHOWN ON PLAT OF SAID SANTE FE GARDEN PHASE V, RECORDED AS DOCUMENT 0609720074 AND AS CREATED BY AND GRANTED IN DECLARATION OF EASEMENT RECORDED OCTOBER 30, 2006 AS DOCUMENT NUMBER 0630331057 AS AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 13, 2006 AS DOCUMENT NUMBER 0631739043.

Commonly known as Unit 5E, 1828 S. Wentworth Ave., Chicago, Illinois 60616

2006 PINS: 17-21-436-001-0000; 17-21-436-002-0000; & 17-21-436-059-000

**2007 PINS: 17-21-436-003-0000 affects the residential condominium property
17-21-436-004-0000 affects parking condominium property OR
17-21-436-027-0000 affects parking condominium property**