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Doc#: 0820335006 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2008 08:32 AM Pg: 1 of 4

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

Return document to:
Philip Chow
2323 S. Wentworth Ave
Chicago, IL 60616

Sent subsequent tax bill to:
Lawrence C. Lau
1828 S. Wentworth, 6C
Chicago, IL 60616

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 LAURENCE C. LAU AND ANITA LAU of 309 W. 24th Street, Chicago, Illinois 60616, (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.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
556156 \$1,827.00
07/01/2008 15:01 Batch 00781 93



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) instal'n ents 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 1st day of July 2008

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

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

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SEAN NDHASS 10801
BK
LD
FILE # 1077
WM
LD

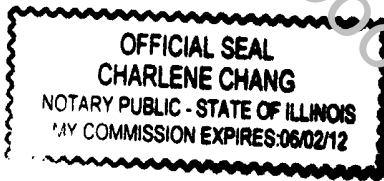
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Warranty Deed
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

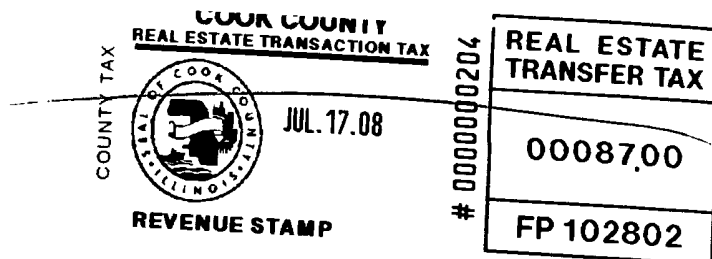
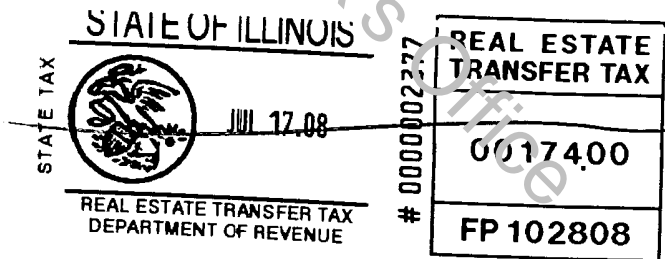
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Perry Lau, vice president of Richview II, Inc. as manager of Richview Parkshore, L.L.C., that he personally known to me to be the same person whose name subscribed to the foregoing instrument, 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 1st day of July 2008



Charlene Chang

Notary Public



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LEGAL DESCRIPTION

PARCEL 1: UNIT 6C 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-36 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 6C, 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**

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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 PROEPRTY 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.

THE 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.

Property of Cook County Clerk's Office