

# UNOFFICIAL COPY



0908233103

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

Doc#: 0908233103 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/23/2009 02:12 PM Pg: 1 of 4

Return document to:  
Larry Eng  
2700 S. Emerald  
Chicago, IL 60616

Sent subsequent tax bill to:  
Larry Eng  
2700 S. Emerald  
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 LARRY ENG of 2700 South Emerald, 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  
574702 \$2,152.50  
03/17/2009 14:53 Batch 03174 96



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 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2006 and to closing.

Dated this 17th day of March, 2009

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

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

p-y  
BTW  
534

Handwritten notes on the left margin: 10/13, 2009, BE, MD, 2008, 2009, 17

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Warranty Deed  
Page 2 of 2

STATE OF ILLINOIS    )  
  ) ss  
COUNTY OF C O O K    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Francis Yip, 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 March, 2009 .



*Charlene Chang*  
\_\_\_\_\_  
Notary Public

STATE TAX	STATE OF ILLINOIS	# 0000004879	REAL ESTATE TRANSFER TAX
	 MAR. 18. 09		00205.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000002642	REAL ESTATE TRANSFER TAX
	 MAR. 18. 09		0010250
	REVENUE STAMP		FP 102802

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## LEGAL DESCRIPTION

**PARCEL 1:** UNIT 2B IN THE 239 WEST 18<sup>TH</sup> STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 37 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 0902634059 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** UNIT S-91 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.

THERE WAS NO TENANTS AS THIS IS NEW CONSTRUCTION.

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

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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.

**Commonly known as Unit 2B at 239 W. 18<sup>th</sup> Street, Chicago, Illinois 60616**

**Parcel 1 :**  
**PINS: 17-21-436-039-0000**

**Parcel 2:**  
~~PINS: 17-21-436-004-0000~~  
~~17-21-436-015-0000~~  
~~17-21-436-016-0000~~  
17-21-436-027-0000  
~~17-21-436-038-0000~~  
~~17-21-436-041-0000~~

17-21-436-039-0000

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