



Doc#: 0908341043 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/24/2009 10:36 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:
Theodore Y. Mark
239 W. 18th. #1A
Chicago, IL 60616

WARRANTY DEED

THE GRANTOR, RICHVIEW PARK SHORE, 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 THEODORE Y. MARK AND JUDY Y. MARK of _____, (~~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 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

Box 334

pg 10/11

Handwritten notes on the left margin: "01", "SAS", "of", "WSP", "3", "wms 522-722 3", "Beachin", "0-11".

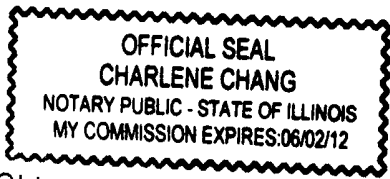
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Warranty Deed
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, 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

City of Chicago
Dept. of Revenue
574696
03/17/2009 14:51 Batch 03174 96

Real Estate
Transfer Stamp
\$1,974.00



COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

HAR. 20.09
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009400
0000002660 FP 102802

STATE TAX

STATE OF ILLINOIS

HAR. 20.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004837

REAL ESTATE TRANSFER TAX
0018800
FP 102808

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1A IN THE 239 WEST 18TH 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 P-29 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 1A at 239 W. 18th 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

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