

UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Joint Tenants**



Doc#: 0934235037 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2009 11:33 AM Pg: 1 of 4

1/2
unmarried
FIRST AMERICAN
Title # 0934235037

THE GRANTOR, **ALAN H. LAU**, a married man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **PENGCHENG HE and PING YU**, as Joint Tenants, of the City of Addison, County of Du Page, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

unmarried

See Exhibit "A" attached hereto and made a part hereof

4c

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Special taxes or assessment for, Any confirmed special tax or assessment, General taxes for the year 2008 and subsequent years.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises as joint tenants forever.

Permanent Real Estate Index Numbers: 17-10-400-035-1257, 17-10-400-035-1428

Address of Real Estate: 420 E. Waterside Drive, Unit 3001, Chicago, IL 60601

Dated this 15th day of October, 2009.


ALAN H. LAU

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Property of [Redacted] County Clerk's Office

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. -3.09
 STATE TAX

000002407 *
 REAL ESTATE TRANSFER TAX
 00540.00
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. -3.09
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

000002408 *
 REAL ESTATE TRANSFER TAX
 00270.00
 FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. -3.09
 CITY TAX

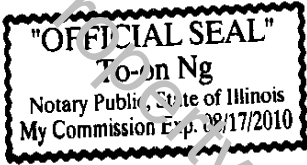
000007573 *
 REAL ESTATE TRANSFER TAX
 05670.00
 FP 102812

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ALAN LAU, personally known to me to be the same person whose name is 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of October, 20 09.



[Signature]

(Notary Public)

Prepared by:

To-On Ng, Attorney at Law
471 W. 31st Street, Chicago, IL 60616

Mail To:

Wayne S. Shapiro, Attorney at Law
111 W. Washington Street, Suite 1028
Chicago, 60602

Mail fax bills to:

~~Name and Address of Taxpayer:~~

PENGCHENG HE and PING YU

*420 E Waterside Dr # 3001
Chicago, IL 60601*

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 3001 AND PARKING SPACE UNIT P-106A, TOGETHER WITH THE EXCLUSIVE RIGHT TO USES STORAGE SPACE S-92, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717053 FOR SUPPORT, COMMON WALLS, CEILING AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFOREMENTIONED DECLARATION AS THE "RETAIL PARCEL.")

Permanent Index #'s: 17-10-400-035-1257 Vol. 0510 and 17-10-400-035-1428 Vol. 0510

Property Address: 420 East Waterside Drive, Unit 3001, Chicago, Illinois 60601