

# UNOFFICIAL COPY

Please return to:

Philip Chow  
2323 S. Wentworth Ave  
Chicago, IL 60616



Doc#: 1000831076 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2010 12:59 PM Pg: 1 of 3

Send subsequent tax bill to:

Howai Leung  
3234 S. WALLACE  
CHICAGO, IL 60616

Prepared by:

Wallace K. Moy  
53 W. Jackson, Suite 1564  
Chicago, Illinois 60604

## SPECIAL WARRANTY DEED

**THE GRANTOR, RICHLAND/WENTWORTH 2002, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to **GRANTEE(S), HOWAI LEUNG** of \_\_\_\_\_, (as joint tenants or tenants in common), of the City of Chicago, Illinois, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto as Exhibit A.

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage tiles, ditches, feeders and laterals, (i) any exceptions to title which are insured over by Title Insurer, (j) Declaration of Covenants, Conditions, Restrictions and Easements of Richland Center Food and Retail Condominium and its amendments; and (k) Declaration of Covenants, Conditions, Restrictions and Easements of Richland Center and its amendments.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Dated this 7th day of January 2010

**RICHLAND/WENTWORTH 2002, LLC**, an Illinois limited liability company

**BY ITS MANAGER:**

**RICHLAND GROUP ENTERPRISES**  
**INCORPORATED**, an Illinois corporation,

BY: Francis Yip  
**FRANCIS YIP, ITS PRESIDENT**

*Handwritten signature/initials*

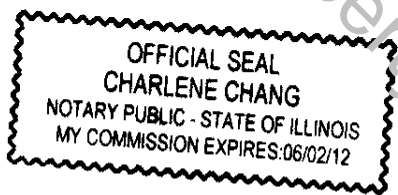
*Handwritten vertical text: 2487751591181818*

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Francis Yip, as president of Richland Group Enterprises Incorporated, an Illinois corporation, as manager of Richland/Wentworth 2002, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation and company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of January, 2010



*Charlene Chang*  
Notary Public

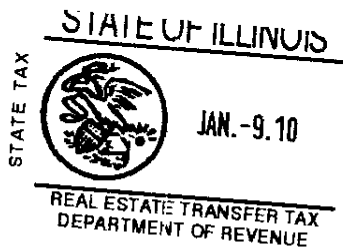
City of Chicago  
Dept. of Revenue  
596503

1/7/2010 11:28

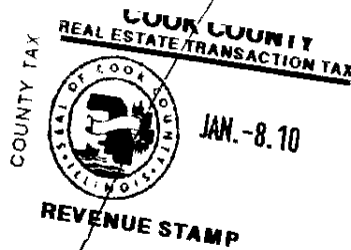


Real Estate  
Transfer  
Stamp  
\$1,806.00

Batch 573,565



STATE TAX
REAL ESTATE TRANSFER TAX
# 0000007872
00172.00
FP 102808



COUNTY TAX
REAL ESTATE TRANSACTION TAX
# 0000005695
00086.00
FP 102802

# UNOFFICIAL COPY

## LEGAL

### PARCEL 1:

UNIT RT16 AND RT17 IN THE RICHLAND CENTER FOOD AND RETAIL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 34 IN CHINA TOWN SQUARE, BEING A SUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43 AND 44 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHINATOWN SQUARE RECORDED MAY 8, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0931434044 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 29, 2008 AS DOCUMENT NUMBER 0836419039 AND FIRST AMENDMENT AS DOCUMENT NUMBER 0902034072.

Commonly known as 2002 S. Wentworth Ave.  
Lower Level Unit RT16 & RT17  
Chicago, Illinois 60616

PINS: #17-21-431-034-0000; 17-21-431-071-0000; 17-21-431-072-0000