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WARRANTY DEED

THE GRANTOR, ANTHONY CHAN, a married man, married to Jane H. Chan

Doc#: 1036222049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2010 02:13 PM Pg: 1 of 4

of 820 W. 36th Street, Townhome 5,
County of Cook, State of Illinois
60609

(Above Space for Use by Recorder's Office Only)

for and in consideration of TEN DOLLARS (\$10.00) and of good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantees

A one-half undivided interest in ANTHONY CHAN and JANE H. CHAN, Trustees, or their successors in trust, under the ANTHONY CHAN LIVING TRUST, dated July 29, 2010, and any amendments thereto; and

A one-half undivided interest in JANE H. CHAN and ANTHONY CHAN, Trustees, or their successors in trust, under the JANE H. CHAN LIVING TRUST, dated July 29, 2010, and any amendments thereto; and

having the address of 820 W. 36th Street, Townhome 5, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 20.96 FEET OF THE SOUTH 62.31 FEET OF LOTS 13, 14 AND THE EAST 8.67 FEET OF LOT 15 IN BLOCK 6 GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all singular and hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit and parking space described herein, the rights and easements for the benefit of said unit set forth in the declaration of townhome.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to: (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations or record or contained in the

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Declaration and a reservation by the 39th STREET TOWNHOME ASSOCIATION, (the "Association") recorded in the Office of the Cook County Recorder of Deeds, on July 21, 2005 as Document number 0520203071 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Townhome, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) party wall rights and agreements; (f) roads and highways; (g) all licenses to the common elements; (h) acts done or suffered by Grantee or anyone claiming by through or under Grantee; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

Permanent Real Estate Index Number: 17-32-407-013-000
17-32-407-014-0000 (underlying land only)

Address of Real Estate: 820 W. 36th Street, Unit 5, Chicago, Illinois 60609

Dated the 29th day of July, 2010



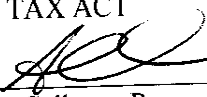
ANTHONY CHAN



JANE H. CHAN

EXEMPT UNDER PROVISIONS OF PARAGRAPH F, SECTION 4
REAL ESTATE TRANSFER TAX ACT

7/29/2010
Date



Buyer, Seller or Representative

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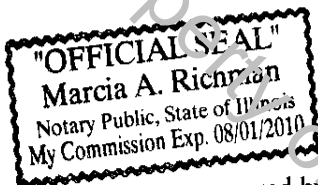
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTHONY CHAN, 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.

Given under my hand and official seal, this 27th day of July, 2010.

My commission expires August 1, 2010

(SEAL)



Marcia A. Richman

Notary Public

This instrument was prepared by, and after recording mail to:

Jerald F. Richman
100 North LaSalle Street, Ste. 2200
Chicago, Illinois 60602

Send subsequent tax bills to:

Anthony Chan, Trustee
820 W. 36th St., Unit 5
Chicago, IL 60609

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STATEMENT BY GRANTOR AND GRANTEE

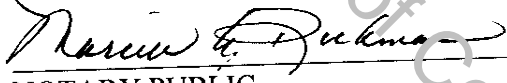
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

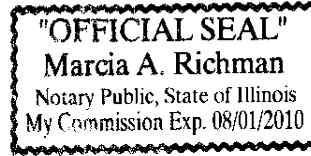
Dated July 29, 2010

Signature:


Grantor or Agent

Subscribed and sworn to before me by the said Jerald F. Richman this 29th day of July, 2010

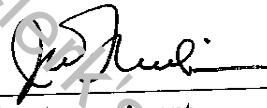

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The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 29th day of July, 2010

Signature:


Grantee or Agent

Subscribed and sworn to before me by the said Jerald F. Richman this 29th day of July, 2010


NOTARY PUBLIC

