

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor **Emerald Homes II, LLC**, an Illinois limited liability company, by its manager, acting pursuant to powers granted by statute and pursuant to authority granted by the Members in the Operating Agreement of Grantor as amended, conveys and warrants to Grantees **Kwok K. Chan and Yee Gun Chan**, of Chicago Illinois, as joint tenants and not as tenants in common, the real estate described as follows:



Doc#: 1109033079 Fee: \$38.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/31/2011 11:18 AM Pg: 1 of 2

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* AND TONY CHAN,

Legal description:

PARCEL 1: UNIT 605 IN THE CANAL CROSSING RESIDENTIAL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN BLOCK 7 IN HANSELL ELCOCK COMPANY'S RE-SUBDIVISION OF SUNDRY LOTS, BLOCKS 7 AND 8 (ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1913 AS DOCUMENT 5331092) AND LOT 12 IN BLOCK 7 IN SOUTH BRANCH ADDITION TO CHICAGO, IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014834038, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-46 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1014834038.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND GRANTED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR CANAL CROSSING RESIDENTIAL CONDOMINIUM AND CANAL CROSSING COMMERCIAL CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014722060.

P.I.N.s: 17-28-107-005 and 17-28-107-006 (affects underlying parcel, including unit and other real estate)

Street address: 2322 South Canal Street, Unit 605, Chicago, IL 60616

Grantor also hereby grants to the grantee(s) and grantee(s) successors and assigns, as rights and easements appurtenant to the real estate described above, the rights and easements for the benefit of said real estate that are set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and 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 if the provisions of said Declaration were recited and stipulated at length herein; covenants, conditions and restrictions of record; public and utility easements; covenants, conditions, restrictions and easements arising from the declaration identified in Parcel 3; and general real estate taxes not yet due and payable.

Dated March 23, 2011

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Emerald Homes II, LLC, an Illinois limited liability company, by

 Manager


Box 334

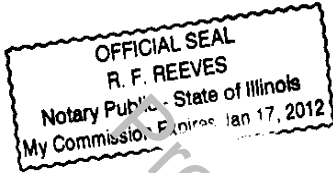
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I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that PETER F. SIU, personally known to me to be the Manager of Emerald Homes II, LLC and as the person who subscribed the foregoing instrument, appeared before me this day in person and acknowledged that this document was signed as his free and voluntary act as such Manager, and that it was signed with the full authority of the Members of Emerald Homes II, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal on

March 23, 2011


Notary Public



This instrument prepared by:
Rodney F. Reeves, Attorney at Law
19 South La Salle Street, Suite 1500
Chicago, IL 60603

Mail to: Mr. Philip Chow
Attorney At Law
2323 South Wentworth Avenue
Chicago, IL 60616

