

UNOFFICIAL COPY 88277490

COOK COUNTY CLERK'S OFFICE  
FILED FOR RECORD

TRUSTEE'S DEED

1988 JUN 24 AM 11:31 88277490  
(The Above Space For Recorder's Use Only)

71-55-842 D Kuch DF

This Indenture, made this 23 day of June, 1988, between  
YAU CHUN WONG, not individually, but solely

as trustee under trust agreement known as Trust Number 2543

dated the 9th day of January, 1984, grantor, and  
AN KAO CHEN, 2543 S. Wallace Avenue, Chicago, IL 60616  
(NAME AND ADDRESS OF GRANTEE)

grantee, WITNESSETH, That the grantor, in consideration of the sum of  
Ten Dollars (\$10.00) and other good and valuable considerations

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, do hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:  
Unit No. 12 in 2543 Wallace Condominium Apartments, as delineated on a survey of the following described real estate:

LOT 4 AND THE WEST 1/2 OF LOT 3 IN BRIARD AND LANCASTER'S SUBDIVISION OF PART OF BLOCKS 14, 15, THE WEST 1/2 OF BLOCK 16, THE EAST 1/2 OF BLOCK 17, ALL OF BLOCKS 21 AND 22, THE NORTH 1/2 AND THE SOUTH EAST 1/4 OF BLOCK 23 OF THE SOUTH BRANCH ADDITION TO CHICAGO, BEING THE SOUTH EAST FRACTION OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT 15 ACRES FROM THE WEST SIDE AND 8 ACRES FROM THE NORTH END THEREOF, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86192456, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER 17-28-127-025-1012  
together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining. Provisions on reverse side of this deed are part hereof,  
IN WITNESS WHEREOF, the grantor, as trustee, as aforesaid, has hereunto set his

hand and seal the day and year first above written.

Subject to 1988 and subsequent taxes.

as trustee as aforesaid

(SEAL)

Yau Chun Wong

(SEAL)

as trustee as aforesaid

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that YAU CHUN WONG, not individually but solely as trustee under trust agreement known as Trust Number 2543 dated the 9th day of January, 1984

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 as such trustee, for the uses and purposes therein set forth.  
" OFFICIAL NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 10/22/90

Given under my hand and official seal, this 23 day of June, 1988

Commission expires October 22 1990 Albert Schwartz

NOTARY PUBLIC

This instrument was prepared by Albert Schwartz, 77 W. Washington Street, Chicago, IL 60602  
(NAME AND ADDRESS)

MAIL TO:

Philip Chow (Name)  
330 S WENTWORTH (Address)  
CHICAGO, IL 60616 (City, State and Zip)

12.00

OR

RECORDER'S OFFICE BOX NO. BOX 333-GG

ADDRESS OF PROPERTY:

Unit 12, 2543 S. Wallace Ave.

Chicago, Illinois 60616

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

AN KAO CHEN (Name)

UNIT 12, 2543 S. WALLACE CHICAGO IL 60616 (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DOCUMENT NUMBER

88277490

STATE OF ILLINOIS

Cook County

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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 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.

THIS CONVEYANCE IS A FIRST SALE AFTER DEVELOPMENT AND RESTRUCTURING OF AN ENTIRE SCHOOL BUILDING AS AN APARTMENT CONDOMINIUM COMPLEX.

PROPERTY of Cook County Clerk's Office

88277490