

# UNOFFICIAL COPY

## WARRANTY DEED

92887430

(Joint Tenancy)

The GRANTOR, SHIRLEY FONG, a person having never been married, of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHUNG HUN MOY and XIAO TING MOY, husband and wife, GRANTEEES, of Unit B, 324 West 23rd Place, Chicago, Illinois 60616, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Parcel 1: Unit No. 324B in Oriental Terraces Condominium No. 324 as delineated on a survey of the following described real estate: Lot 54 in Allen C. L. Lee's Subdivision, being a Resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded on December 20, 1985, as document 85333515; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as established and set forth in the Declaration of party wall rights, covenants, restrictions, conditions and easements and by-laws of Oriental Terraces Homeowner's Association recorded April 10, 1985, as document 27506504 and amended by amendment recorded October 23, 1985, as document 85250027 for vehicular and pedestrian ingress and egress in, over, upon and to the common area (as defined in the aforesaid Declaration), in Cook County, Illinois.

Subject to: covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any; roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; general taxes for the year 1992 and subsequent years; and installments due after the date hereof for assessments established pursuant to the Declaration of Condominium.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number: 17-28-212-057-1002

Address of Property: Unit B, 324 West 23rd Place, Chicago, Illinois 60616

Dated this 5<sup>th</sup> day of November, 1992.

Shirley Fong (SEAL)  
Shirley Fong

23 <sup>50</sup>/<sub>EL</sub>

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Property of Cook County Clerk's Office

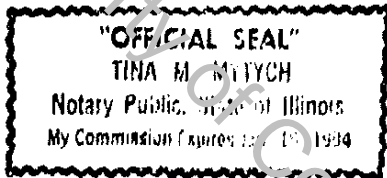
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHIRLEY FONG, a person having never been married, 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 she signed, sealed and delivered the said instrument as her 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 5th day of November, 1992.



Tina M. Mitych  
Notary Public

Commission expires: 1-16-94

This instrument was prepared by: Charles A. Samuelhack, Defrees & Fiske, 200 South Michigan Avenue, Suite 1100, Chicago, Illinois 60604 **DEPT OF RECORDING** #23.50  
TRAN 4542 11/25/92 11:03:00  
#5748 # -92-887430  
COOK COUNTY RECORDER

After recording, please return to:

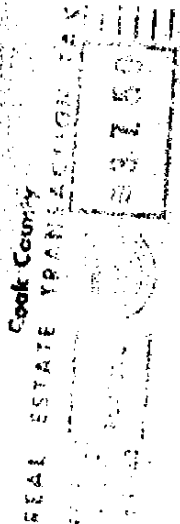
Phillip Chow, Esq.  
2300 South Wentworth Avenue  
Chicago, Illinois 60616

Please send subsequent tax bills to:

Chung Hun and Xiao Ting Moy  
324 West 23rd Place, Unit B  
Chicago, Illinois 60616

MAIL TO

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