

WARRANT DEED Joint Tenancy Statutory (ILLINOIS) (Individual to Individual) 94 FEB -9 AM 10:00

94131466

COOK CO. NO. 018

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR(S)

KAM MOU CHAN and LOK SEUNG JUE CHAN (Husband & Wife) of the CITY of CHICAGO County of COOK State of ILLINOIS for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations (\$10.00) in hand paid,

CONVEY(S) and WARRANT(S) to PAK YAN BINGO YU

(NAMES AND ADDRESS OF GRANTEE(S))

Under Warranty of Common Law JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THAT PART OF THE BUILDING OF LOT 15 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, DESCRIBED AS FOLLOWS: BEGINNING ABOVE A HORIZONTAL PLANE 29.72 FEET CITY OF CHICAGO DATUM, AT SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH ALONG A CENTER LINE OF PARTY WALL A DISTANCE OF 40.00 FEET TO A POINT; THENCE WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH ALONG CENTER LINE OF PARTY WALL A DISTANCE OF 40.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving 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. SUBJECT TO: covenants, conditions, and restriction of record, private, public and utility easements, party wall rights.

and to General Taxes

for 1993 and subsequent years, which seller and buyer will prorate 60/40 until tax bill that reflects subject property is issued.

Permanent Real Estate Index Number(s): 17-28-212-070

Address(es) of Real Estate: 329 W. 23rd STREET #B, CHICAGO, ILLINOIS

DATED this 20th day of DECEMBER 19 93

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) KAM MOU CHAN (SEAL) LOK SEUNG JUE CHAN (SEAL)

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

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h signed, sealed and delivered the said instrument as an executed 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 28th day of JANUARY 19 94

Commission expires 10-20 19 97 NOTARY PUBLIC

This instrument was prepared by JONATHAN S. LUSTIG, ATTORNEY AT LAW; 222 WEST CERMAK ROAD, CHICAGO, IL 60616

MAIL TO: PHILIP CHOW (Name) 2300 S WESTWORTH (Address) CHICAGO, IL 60616 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: PAK YAN BINGO YU (Name) 329 WEST 23RD STREET #B (Address) CHICAGO, IL 60616 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 333

JASPER (call) 7480061008-1

94131466 (The Above Space For Recorder's Use Only)

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE FEB-94 81.50 COOK County REAL ESTATE TRANSACTION TAX 40.75 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 61.12

UNOFFICIAL COPY

Warranty Deed

JOINT TENANCY  
INDIVIDUAL TO INDIVIDUAL

KAM MOU CHAN

LOK SEUNG JUE CHAN

TO

PAK YAN BINGO YU

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

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STREET ADDRESS: 239 WEST 23RD STREET  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-28-212-070-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT B IN ORIENTAL TERRACES CONDOMINIUM NO. 329 WEST 23RD STREET, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 15 IN ALLEN C. L. LEE'S SUBDIVISION, A RESUBDIVISION OF LOTS 1 TO 12, THE WEST 11 FEET OF LOT 28 AND LOTS 29 TO 40 ALL IN BLOCK 4 IN ARCHER ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, 6P; WHICH SURVEY IS ATTACHED TO EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 93911533, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERES IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, DATED APRIL 8, 1985 AND RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1983 AND KNOWN AS TRUST NUMBER 59315 TO MID AMERICA BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1986 AND KNOWN AS TRUST NUMBER 1722 AND RECORDED JULY 10, 1986 AS DOCUMENT 86286834 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93991533.

"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."

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