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QUIT CLAIM DEED - JOINT TENANCY

F	2750	(A)
P		
T	2750	
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THE GRANTOR WAI YAN CHAN, married to Oakhui Chan, of the County of Alameda, State of California, for the consideration of Ten (\$10.00) DOLLARS, in hand paid, CONVEYS AND QUIT CLAIMS to WAI YAN CHAN AND OAKHUI CHAN, his wife, as joint tenants to an undivided 1/2 interest, and WAI KWONG CHAN AND MARGARET WOO, his wife, as joint tenants to an undivided 1/2 interest, ~~as in Tenancy in Common, but in~~ JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

DEPT-01 RECORDING \$27.50
T#2222 TRAN 0992 12/19/95 14:38:00
#1403 # KB #-95-882677
COOK COUNTY RECORDER

Please see attached Legal.

DEPT-01 RECORDING \$27.50
T#7777 TRAN 3553 11/20/95 13:24:00
#3426 # SK #-95-804506
COOK COUNTY RECORDER

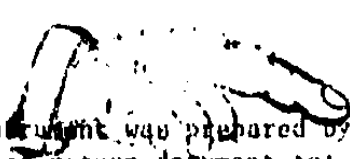
This document is being re-recorded to delete unnecessary conveyance verbiage.

This is non-Homestead property.

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.

DATED this 13 day of November, 1995

Wai Yan Chan
WAI YAN CHAN

This instrument was prepared by  and please return document to:

Wallace K. Moy
53 W. Jackson, #1564, Chicago, IL 60604

Send subsequent tax bills to:

Wai Kwong Chan
3120 South Sells, Chicago, IL 60616

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LEGAL DESCRIPTION

Unit No. 336A in Oriental Terraces Condominium No. 336 as delineated on a survey of the following described real estate: Lot 48 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 in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded 7th day of August, 1985 as Document No. 85137535 together with its undivided percentage interest in the common elements.

1. Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration, and party of the first part 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.
2. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
3. Subject to Declaration of party wall rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Documents No 27506504, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

~~EXHIBIT B~~
P.I.N. - 17-28-212-052-101

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State of California
County of Alameda

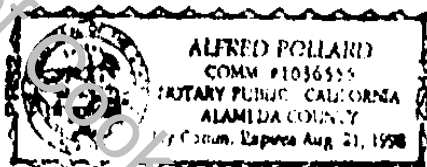
On 11/13/95 before me, Alfred Pollard, Notary Public, personally appeared

Wai Yan Chan.

personally known to me - or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.


Alfred Pollard



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S) _____
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE
- GUARDIAN/CONSERVATOR
- OTHER Grantor

SIGNER IS REPRESENTING
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Quit Claim Deed - Joint Tenancy

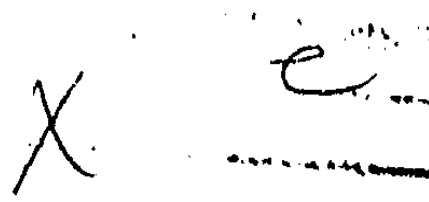
NUMBER OF PAGES 2

DATE OF DOCUMENT 13th November 95

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT THE RIGHT

ALTHOUGH THE DATA REQUESTED HERE IS NOT REQUIRED BY LAW, IT COULD PREVENT FRAUDULENT REATTACHMENT OF THIS FORM

95804506

Exempt under
Lab per. 1556
Date _____


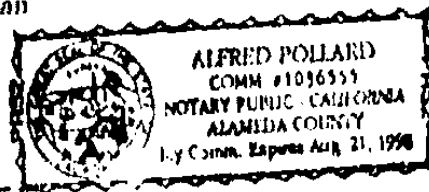
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STATEMENT BY GRANTOR AND GRANTEE

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 13 November, 1995 Signature: Wai Yan Chan
Grantor or Agent
Wai Yan Chan

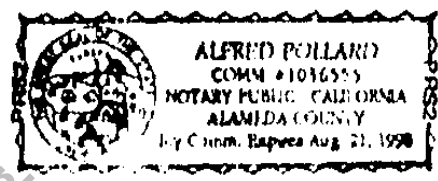
Subscribed and sworn to before me by the said WAI YAN CHAN this 13th day of November, 1995.
Notary Public [Signature]



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 13 November, 1995 Signature: Wai Yan Chan
Grantee or Agent
Wai Yan Chan

Subscribed and sworn to before me by the said WAI YAN CHAN this 13th day of November, 1995.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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