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97494767

WARRANTY DEED Joint Tenancy

THE GRANTORS, YING KAY YUEN AND BETTY YUEN, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10,00) Dollars, in hand paid, CONVEY AND WARRANT TO KWONG PUN NGAI, SIM KIU NGAI, AND HO PAN NGAI, of Chicago, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT FORTY SEVEN (47) IN BLOCK FOUR (4) IN HUBBARD'S SUBDIVISION OF THE COMMISSIONER'S DIVISION OF LOT FOURTEEN (14) IN BLOCK TWENTY FOUR (24) IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH HALF (1/2) OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

P.I.N.: 17-29-426-098

Commonly known as 3022 South Poplar, Chicago, Illinois

SUBJECT TO: a) Covenants, conditions and restrictions of record; b) private, public and utility easements and roads and highways, if any; c) special taxes or assessments for improvements not yet completed; d) any unconfirmed special tax or assessment; e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; f) general taxes for the year 1996 and subsequent years.

hereby releasing and waiving all rights 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.

1st AMERICAN TITLE order # 3108879mc
192

Dated this July 1, 1997

[Signature]
YING KAY YUEN

[Signature]
BETTY YUEN

DEPT-01 RECORDING \$23.50
T40010 TRAN B214 07/09/97 15:05:00
97517 4 C.J * -97-494767
COOK COUNTY RECORDER

97494767

2350
[Handwritten initials]

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
\$ 10,000

COOK COUNTY RECORDER
JUL 1 1997
RECORDS & CLERK'S OFFICE

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Warranty Deed
Yuen to Ngai
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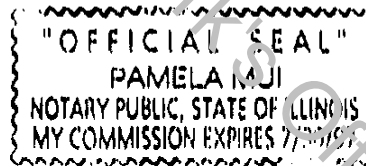
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Ying Kay Yuen and Dotty Yuen, his wife, that they personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of July, 1997.



Notary Public



This instrument was prepared by: Willaco K. Moy
53 West Jackson Blvd., Suite 1564
Chicago, IL 60604

Sent subsequent tax bills to: Kwong Pun Ngai
3022 South Poplar
Chicago, Illinois 60608

Return document to: Anthony Kwintkowski
215 West 23rd Street, #200
Chicago, Illinois 60616



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