

UNOFFICIAL COPY

WARRANTY DEED

99131061

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Cook County Recorder

25.00



THE GRANTORS, PERRY Y. LAU AND ROSE MARIE H. LAU, his wife, of the City of Chicago, County of Illinois, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEY AND WARRANT TO CHEUK MING LAI AND RUI RONG WU, of 236 West Alexander, Second Floor, Chicago, Illinois, 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:

* but in Tennucy by the entirety

See attached Legal.

P.I.N.: 17-28-212-092-1001

Commonly known as 2305M South Stewart, Chicago, Illinois

SUBJECT TO: a) covenants, conditions, and restrictions of record; b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, that are accepted and attached hereto; c) public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; d) party wall rights and agreements, if any; e) limitations and conditions imposed by the Condominium Property Act; e) general taxes for the year 1998 and subsequent years; f) installments due after the date of closing assessment established pursuant to the Declaration of Condominium; and to date of closing.

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.

STATE OF ILLINOIS = STATE

BOT VIS TENANCY BY THE CUTIKETY.

Dated this January 19, 1999.

NOT

BOX 333-CTI

PERRY Y. LAU

REAL ESTATE TANSACTION TAX

ROSE MARIE H. LAU

* CITY OF CHICAGO *

REAL ESTATE TRANSACTION TAX *

DEPT. OF
REVENUE FEB-5'89

* PB-11187

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Warranty Deed Lau to Lai/Wu Page 2 of 2

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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, Perry Y. Lau and Rose Marie H. Lau, 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 19th day of January, 1999.

Notary Public

"OFFICIAL SEAL"

PAMELA MUI

NOTARY PUBLIC, STATE OF ILLIHOIS
MY COMMISSION EXPIRES 7/30/2001

This instrument was prepared by: Wallace K. Moy, 53 West Jackson Blvd., #1564, Chicago, IL 50604

Sent subsequent tax bills to: Cheuk Ming Lai, 2305M South Stewart, Chicago, Illinois 60616

Return document to: Conrad Duncker, 258 West 31st Street, Chicago, Illinois 60616

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LEGAL

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PARCEL 1:

UNIT NUMBER 2305-2M IN THE ORIENTAL TERRACES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 32 IN BLOCK 1 IN ALLEN C. L. LEE'S SUBDIVISION, A RE-SUBDIVISION OF LOTS 1 TO 12, THE WEST 11 FEET OF LOT 28 AND LOTS 29 TO 40 ALL IN ARCHERS ADDITION TO CHICAGO IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86018284; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASIMENTS. DATED APRIL 8, 1985 AND RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AS CLEATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21. 1983 AND KNOWN AS TRUST NUMBER 59315 TO BOULEVARD BANK NATIONAL ASSOCIATION, AS CRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 12, 1987 AND KNOWN AS TRUST NUMBER 8(9) DATED APRIL 23, 1987 AND RECORDED MAY 6, 1987 AS DOCUMENT 87243411 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Commonly known as 2305M South Stewart, Chicago, Illinois 60616 John Office

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