

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Corporation to Individual) (ILLINOIS)

0020631707

8391/0101 19 005 Page 1 of 3  
2002-06-06 09:21:48  
Cook County Recorder 25.50

670 2442

THIS INDENTURE, made this 20 MAY 2002, between GRANTOR, FERRO-DIPIAZZA, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and JIAN SHI CHAN and YU LAN HU of 2614 S. WENTWORTH CHICAGO, IL husband and wife, not in Joint Tenants or Tenants in Commons but in TENANTS BY THE ENTIRETY party of the second part, WITNESSETH, that the party of the first part, for in consideration of Ten (\$10.00) dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledge, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second party, and to their heirs and assigns, FOREVER, all the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:



COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS

UNIT 2F IN THE 2738 WENTWORTH CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 002057305 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax #: 17-28-414-018 (undivided)  
17-28-414-019 (undivided)  
17-28-414-020 (undivided)  
17-28-414-021 (undivided)

City of Chicago  
Dept. of Revenue  
278865



Real Estate  
Transfer Stamp  
\$1,177.50

05/28/2002 12:10 Batch 14336 32

Common Address: 2738 S. WENTWORTH; UNIT 2F; CHICAGO; ILLINOIS 60616

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described,

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with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to:

General Taxes for the year 2002 and subsequent years.

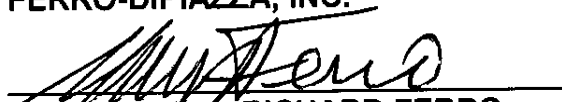
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described therein, the rights and easements for the benefit of said unit set forth in the declaration of condominium, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenant, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

Dated: **20 MAY 2002**

**FERRO-DIPIAZZA, INC.**

  
by its President, **RICHARD FERRO**

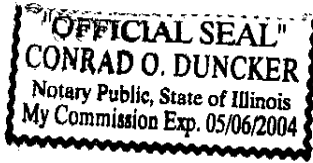
  
Attest: **THOMAS DIPIAZZA**, Secretary

State of Illinois, County of Cook)ss I, **Conrad O. Duncker**, Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that

**RICHARD FERRO**, personally known to me to be the President of **FERRO-DIPIAZZA, INC.**, an Illinois corporation, and **THOMAS DIPIAZZA**, personally known to me to be the Secretary of said corporation, and personally know to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that they signed,

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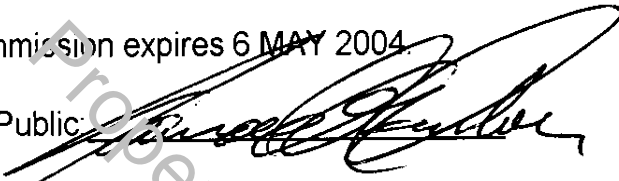


sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 MAY 2002.

My Commission expires 6 MAY 2004.

Notary Public:

  
This instrument was prepared by Conrad O. Duncker (312) 842-1445  
258 W. 31<sup>st</sup> Street; Chicago; Illinois 60616

Mail to:

TONY SHU  
208 S. LaSALLE  
SUITE 1400  
CHGO, IL. 60604

Send Tax Bills to:

FERRO-DIPIAZZA INC.  
3611 S. NORMAL  
CHGO, IL. 60616

