

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



THIS INDENTURE, made this **28 JUNE 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 **MAN TUNG and SAU TUNG** of 3157 S. CANAL; CHGO; IL. 60616, **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 5B IN THE 2738 WENTWORTH CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020573055 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)

*FTC
6702457
10f2*

Common Address: **2738 S. WENTWORTH; UNIT 5B; 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: **28 JUNE 2002**

FERRO-DIPIAZZA, INC.

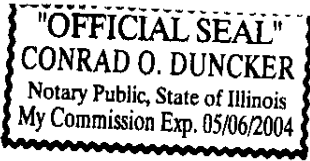

by its President, **RICHARD FERRO**


Attest: **THOMAS DIPIAZZA**, Secretary

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
282769  **\$1,200.00**
07/11/2002 13:09 Batch 07264 48

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,



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 28 JUNE 2002.

My Commission expires 6 MAY 2004

Notary Public: *Conrad O. Duncker*

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

Mail to:

PHIL CHOW
2323 S. WENTWORTH
CHGO, IL. 60616

Send Tax Bills to:

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



STATE OF ILLINOIS
STATE TAX
JUL. 19.02
COOK COUNTY

REAL ESTATE TRANSFER TAX
00160.00
FP351023
0000008869

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL. 19.02
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00080.00
FP351014
0000008982