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GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

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2003-02-19 08:22:02
Cook County Recorder 28.00

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



0030229489

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THIS AGREEMENT, made this 20th day of FEBRUARY, 20 02, between MORNINGSTAR DEVELOPMENT CORPORATION

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 WEI LI
4600 N. CLARENDON #1209, CHICAGO, IL 60640

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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 part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL ATTACHED TO AND MADE PART OF

Above Space for Recorder's Use Only

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, with the appurtenances, unto the party of the second part, her 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, her 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:

Permanent Real Estate Number(s): 20-10-232-014 affects underlying land

Address(es) of real estate: 642 E. 51ST STREET #3W, CHICAGO, IL 60615

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.

MORNINGSTAR DEVELOPMENT CORPORATION

(Name of Corporation)

By [Signature]
President

Attest: [Signature]
Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714
(Name and Address)

BOX 333-CTI

7987096862

revenue

Cook County Clerk's Office

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UNOFFICIAL COPY

MAIL TO: Weili
(Name)
642 E 51st #3W
(Address)
Chicago, IL 60615
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Weili
(Name)
642 E 51st #3W
(Address)
Chicago, IL 60615
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, the undersigned a Notary Public
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL STERN
personally known to me to be the _____ President of MORNINGSTAR DEVELOPMENT CORP.
a N Illinois corporation corporation, and _____, personally known to me to be the
_____ Secretary of said corporation, and personally known to me to be the same persons whose
names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
as such _____ President and he Secretary, they signed 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 28th day of February 2002
Michael Stern
Notary Public
Commission expires 8/7/08

SPECIAL WARRANTY DEED
Corporation to individual

REAL ESTATE TRANSFER TAX
00151.00
FP 102808
0000045297
30229489

STATE OF ILLINOIS
FEB. 17. 03
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00075.50
FP 102802
000004527

COOK COUNTY
FEB. 17. 03
COUNTY TAX
REAL ESTATE TRANSFER TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
01132.50
FP 120805
0000007836

CITY OF CHICAGO
FEB. 17. 03
CITY TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAIL TO:
Weili
642 E. 51st St. #3W
Chicago, IL 60615

GEORGE E. COLE®
LEGAL FORMS

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PARCEL 1:

UNIT 3W IN THE WASHINGTON PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN WENTWORTH SUBDIVISION OF LOTS 17 AND 18 IN LAVINA AND CO'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 10450517, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 10450517.

PIN#: 20-10-232-014 affects underlying land as well

COMMONLY KNOWN AS: 642 E. 51ST STREET #3W, CHICAGO, IL 60615

THE TENANT OF UNIT 3W HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANITOR 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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