



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/18/2003 10:43 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED BY:

Matthew B. Brotschul
WILDMAN, HARROLD, ALLEN & DIXON
225 West Wacker Drive, Suite 2800
Chicago, Illinois 60606

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

Pengtian Ma
Law Office of Pengtian Ma
221 North LaSalle Street
Suite 2600
Chicago, Illinois 60601

①
8/29/03, 6:55 PM

SPECIAL WARRANTY DEED

4

THIS INDENTURE, made as of June 9, 2003, from WRIGHTWOOD-PAULINA LLC, an Illinois limited partnership, having an address of c/o JDL Development Contractors, LLC, 900 N. North Branch, Chicago, Illinois 0622 ("Grantor"), to JIA GONG ZHANG AND HAI ZHEN YU, as joint tenants, having an address of c/o Pengtian Ma, 221 North LaSalle Street, Suite 2600, Chicago, Illinois 60601 (collectively, "Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to all covenants, restrictions, easements, reservations or record and otherwise.

BOX 333-CTI

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION OF THE PROPERTY

The West 64.25 feet of the East 204.25 feet of the South 79 feet of Lot 2 in Northwestern Terra Cotta Company's Resubdivision of part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200. 1-2 (B-6) OR PARAGRAPH SEC. 200.
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.

Property of Cook County Clerk's Office

P.I.N:

PORTION OF 14-30-403-041-0000

PROPERTY ADDRESS:

2600 N. PAULINA STREET, CHICAGO, ILLINOIS

MAIL TAX BILL TO:

~~Paulina Ave~~ 2117 N. Halsted St.
Chicago, IL 60614

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

DOCUMENT NO. _____

James D. Letchinger, on behalf of Wrightwood-Paulina LLC, an Illinois limited liability company, being duly sworn on oath, states that the company's principal office address is c/o JDL Development Contractors, 900 N. North Branch, Chicago, Illinois 60622 and that the deed attached hereto is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. ~~The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access;~~
2. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. ~~The sale or exchange of parcels of land between owners of adjoining and contiguous land;~~
4. ~~The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easement of access;~~
5. ~~The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;~~
6. ~~The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;~~
7. ~~Conveyances made to correct descriptions in prior conveyances;~~
8. ~~The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;~~
9. ~~The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land; and~~
10. The sale or conveyance of an entire tract not being part of a larger tract.

Amended by P.A. 80-318, Paragraph 1, effective October 1, 1977

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for purposes of inducing the Recorder of Deeds of Cook County, Illinois to accept the attached deed for recording.

WRIGHTWOOD-PAULINA LLC,
an Illinois limited liability company

By: *James D. Letchinger*
Its: Member

SUBSCRIBED AND SWORN TO BEFORE ME
this 9th day of June, 2003

Donna M. Stanke
Notary Public

1220970-1

