

UNOFFICIAL COPY



03323261340

WARRANTY DEED

Doc#: 0332326134
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/19/2003 11:04 AM Pg: 1 of 3

2 of 3

Yu Feng MA, a single person of the City of Chicago, County of Cook, State of Illinois ("GRANTOR") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO Wells Street Tower L.L.C. A Delaware Limit Liability Company, the following described Real Estate situated in Cook County, in the State of Illinois, to wit;

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

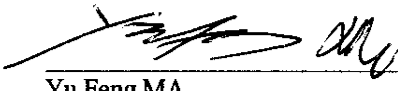
Property Address: 263 at 701 South Wells Street, Chicago, IL 60607

PIN: 17-16-402-016-0000, 17-16-402-017-0000, 17-16-402-018-0000 and 17-16-402-019-0000

NO ABSTRACT

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on this 18th day of October, 2003.


CTIC


Yu Feng MA

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

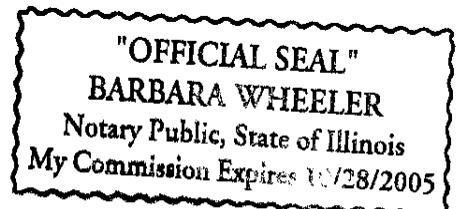
The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Yu Feng MA, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 18 of October, 2003


Notary Public

8090151

My Commission Expires: _____



BOX 333-071

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

P63 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE ENJOYMENT AND SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; (iii) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance, including all amendments thereto; (iv) the Declaration of Condominium, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to closing, including easement established by or implied from the Declaration of Condominium or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) roads and highways, if any; (ix) leases and licenses affecting common elements; (x) that certain Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements referenced in the Property Report; (xi) matter over which the Title Company is willing to insure; (xii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (xiii) Purchaser's mortgage.

GRANTOR ALSO HEREBY GRANTS TO 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 REAL ESTATE SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR 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.

After recording return to:

Yufeng Ma
701 So Wells St # 1004
Chicago IL 60607

Mail Tax Bill to:

Yufeng Ma
701 So Wells Street #1004
Chicago IL 60607

This instrument was prepared by Attorney
John K. Wheeler of Morrow & Wheeler LTD
6301 S. Cass Ave. Suite 202
Westmont, IL 60559

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH 5 OF THE
ILLINOIS REAL ESTATE TAX ACT AND
PARAGRAPH 1-1.1 OF THE COOK
COUNTY TRANSFER TAX ORDINANCE

12-18-23

Date

Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

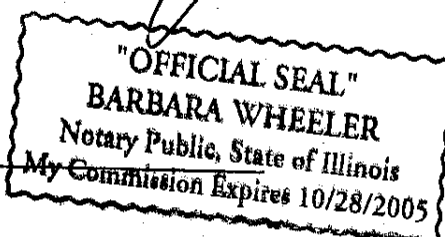
Dated 18 Oct 2003

Signature [Signature]

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID John Wheeler
THIS 18 DAY OF October
2003

NOTARY PUBLIC [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

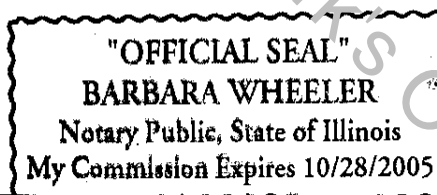
Dated 18 Oct 2003

Signature [Signature]

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID John Wheeler
THIS 18 DAY OF October
2003

NOTARY PUBLIC [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]