

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS

UPON RECORDING MAIL TO:

Shellen Kenech-Bergerson
3319 W. 95th St.
WENGERSEN PARK, IL 60805



Doc#: 0420501080
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/23/2004 09:29 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Sung Chang
932-34 W. Wilson, Unit 3A, Chicago, Illinois 60618
Unit 3A 60640

The grantor, 932-34 West Wilson LLC, an Illinois limited liability company, an Illinois Not-For Profit corporation, ("Grantor"), of 2202 W. Irving Park Road, Chicago, Illinois 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Sung Chang a Single Man, as an Individual, ("Grantee"), of, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: covenants, conditions and restrictions of record and general real estate taxes for the year 2003 (second installment) and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Unit 3A had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises.

Permanent Real Estate Index Number: 14-17-214-016-0000

Address of real estate: 932-34 W. Wilson, Unit 3A, Chicago, Illinois 60618, Unit 3A

Dated this this 14th day of May, 2004. 932-34 West Wilson LLC, an Illinois limited liability company

By:

John O'Flaherty
John O'Flaherty

Box⁸ 333

1 of 3
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WP8377374
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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT John O'Flaherty, personally known to me to be the President of 932-34 West Wilson LLC, an Illinois limited liability company, Inc., an Illinois corporation, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.


Given under my hand and official seal, this this 14th day of May, 2004.

"OFFICIAL SEAL"
TERESA T. CAMPBELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/14/2007

Teresa T. Campbell
Notary Public

This instrument prepared by: **John R. Joyce, Esq.**
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

STATE OF ILLINOIS


STATE TAX  JUL 17 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000073464

REAL ESTATE TRANSFER TAX
00241.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX  JUL 17 04


REVENUE STAMP

REAL ESTATE TRANSFER TAX

0000073654

REAL ESTATE TRANSFER TAX
00120.50
FP 102802

CITY OF CHICAGO

CITY TAX  JUL 17 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013211

REAL ESTATE TRANSFER TAX
01807.50
FP 102805

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STREET ADDRESS: 932-34 W WILSON UNIT 3A
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-17-214-016-0000

LEGAL DESCRIPTION:

UNITS 3A AND P-3 IN THE 932-34 WEST WILSON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 (EXCEPT THE EAST 35 FEET THEROF) IN EDDY'S SUBDIVISION OF THE SOUTH 10 RODS (EXCEPT THE NORTH 8 FEET THEREOF) OF THE NORTH 80 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF SECTION 16 LYING EAST AND ADJOINING SAID 10 RODS, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0411932021 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office