### **UNOFFICIAL COPY**

Please return to:

Conrad O. Duncker

258 W. 31st Street

Chicago, Illinois 60616

Send subsequent tax bill to:

Theodore Y. Mark

2734 S. Wentworth, #507

Chicago, IL 60015

Prepared by:

Wallace K. Moy

53 W. Jackson, Suite 1564

Chicago, Illinois 60604

Doc#: 0433

0433147003

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 11/26/2004 07:31 AM Pg: 1 of 4

G1T434721213m7

CIT

SPECIAL WARRANTY DEED

THE GRANTOR, WTJD, LTD., an Illinois 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, for and in consideration of Ten (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Director of said Corporation, hereby grants, remises, and conveys to <a href="Theodore Y. Mark and Judy Y. Mark">Theodore Y. Mark and Judy Y. Mark</a> of <a href="Chicago">Chicago</a>, <a href="Illinois">Illinois</a>, GRANTEE(S). The said interest in and to the following described real estate situated in Chicago, County, Illinois, to wit:

See Attached Legal

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrar and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

Dated this 10th day of Nov., 2004.

WTJD, LTD., an Illinois corporation

BY:

William Tong, Its president

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

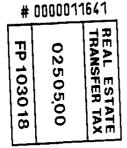
I, the undersigned, a Notary Public in and for said County. in the State aforesaid, DO HEREBY CERTIFY THAT William Tong, Pr sident of WTJD, LTD., said corporation. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument authority given by the Board of Director of said corporation, as his free and voluntary act and deed of said corporation, for the uses and purposes therein set fort in

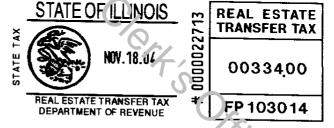
Given under my hand and official seal this 10th day of November 2004.

Charlene Chang
Notary Public, State of Illinois
My Commission Exp. 06/02/2008

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0433147003 Page: 3 of 4

## UNOFFICIAL COPY

#### **LEGAL DESCRIPTION**

UNIT 507 AND PS-42 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2734 SOUTH WENTWORTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0430734104, SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DECRIBED REAL ESTATE. THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLRATION 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.

Permanent Real Estate Index Number: 17-28-414-013

17-28-414-022 17-28-414-025

commonly known as: 2734 S. Wentworth Avenue, Unit 507, Chicago, Illinois 60616

0433147003 Page: 4 of 4

# UNOFFICIAL COPY

#### **LEGAL DESCRIPTION**

UNIT 503 AND GU-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2734 SOUTH WENTWORTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0430734104, SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DECRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLRATION 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 PIGHTS, 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.

Permanent Real Estate Index Number: 17-28-414-013

17-28-414-022

17-28-414-025

commonly known as: 2734 S. Wentworth Avenue, Unit 503, Chicago, Illinois 60616