

UNOFFICIAL COPY



04365471800

Please return to:

Philip Chow
2323 S. Wentworth
Chicago, IL 60616

Doc#: 0436547180
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/30/2004 11:54 AM Pg: 1 of 3

Send subsequent tax bill to:

An Chi Yang
2734 S. Wentworth, #406
Chicago, IL 60616

Prepared by:

Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

4347190 (1/3)

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 An Chi Yang of Chicago, Illinois, GRANTEE(S), ~~not as joint tenants or tenants in common, but as tenants by the entirety,~~ all of Grantor's right, title and 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 warrant 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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LEGAL DESCRIPTION

UNIT 406 AND GU-19 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, ALL 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 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 406, Chicago, Illinois 60616