## **UNOFFICIAL COPY**

Please return to:	D 0406547190
Philip Chow	<b>Doc#: 0436547180</b> Eugene "Gene" Moore Fee: \$28.00
2323 S. Wentworth	Cook County Recorder of Deeds
Chicago, IL 60616	Date: 12/30/2004 11:54 AM Pg: 1 of 3
Send subsequent tax bill to:	
An Chi Yan	
2734 S. Wentvorth, #406	
Chicago, IL 6066	
Prepared by:	
Wallace K. Moy	
53 W. Jackson, Suite 1564	
Chicago, Illinois 60604	O <sub>f</sub> c
4347196 (1)	$\binom{7}{3}$
	SPECIAL WARRANTY DEED
	SIECINE VARRANTI DEED
THE GRANTOR, WTJD, LTD., an I	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, a	and pursuant to authority given by the Board of Director of said Corporation.
nereby grants, remises, and conveys t	O An Chi Yang
of <u>Chicago</u> , <u>Illinois</u> ,	GRANTEE(S), not as joint tener, s or tenants in common, but as tenants by the
cramety, all of Grantor's right, title	and interest in and to the following described real estate situated in Chicago,
County, Illinois, to wit:	and morest in and to the following described lear estate situated in Chicago,
See Attached Legal	Tá
See Midened Legal	0,
And Grantor(s), for itself and its succe	essors does covenant, promise and agree, to and with Grantee(5), Grantee's heirs
and assigns, that Grantor(s) has not do	one 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 warran, and forever
defend title to the property, against al	l persons lawfully claiming or who may claim the same, by, through or under
Grantor(s) but not otherwise	

Grantor(s) but not otherwise.

Dated this 10th day of Nov, 2004.

William Tong, Its president

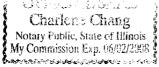
WTJD, LTD., an Illinois corporation

## **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, President 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, pursuant to authority given by the Board of Director of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official see!, this 10th day of November 2004.



Notary Public





CITY TAX

STATE TAX

DEC.28.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

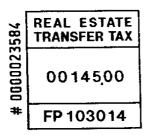






DEC.27.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







DEC.28.04

REVENUE STAMP



0436547180 Page: 3 of 3

## **UNOFFICIAL COPY**

## **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, 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

Office

commonly known as: 2734 S. Wentworth Avenue, Unit 406, Chicago, Illinois 60616