

UNOFFICIAL COPY



Please return to:

Philip Chow
2323 S. Wentworth
Chicago, IL 60616

Doc#: 0436547183
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/30/2004 11:55 AM Pg: 1 of 3

Send subsequent tax bill to:

An Chi Yang
2734 S. Wentworth, #315
Chicago, IL 60616

Prepared by:

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

4347178(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

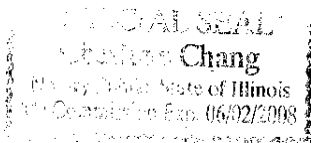
BY: William Tong, Its president

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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 seal, this 10th day of November, 2004.



Charles Chang

Notary Public

CITY OF CHICAGO



DEC. 28. 04

**REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE**

0000012152

**REAL ESTATE
TRANSFER TAX**

01305.00

FP 103018

STATE OF ILLINOIS



DEC. 27. 04

**REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE**

0000023585

**REAL ESTATE
TRANSFER TAX**

00174.00

FP 103014

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



DEC. 28. 04

REVENUE STAMP

0000023308

**REAL ESTATE
TRANSFER TAX**

00087.00

FP 103017

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LEGAL DESCRIPTION

UNIT 315 AND GU-2 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 315, Chicago, Illinois 60616