

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30 day of August, 2004  
 between THRUSH SHAKEPEARE COURT, INC., 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, party of the first part, and, Matthew King, a single man and Chrusten Ng, a single woman, of 3824 N. Ashland # 3, Chicago, IL, as Joint Tenants and not Tenants in Common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Secretary of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and described as follows:



Doc#: 0501439135  
 Eugene "Gene" Moore Fee: \$28.00  
 Cook County Recorder of Deeds  
 Date: 01/14/2005 01:53 PM Pg: 1 of 3

9217718  
 CTIC JRS 1 of 1 needs

### SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee.

Permanent Real Estate Index Number: 20-02-317-011, 20-02-317-027, 20-02-317-028

Address of Real Estate: 1033 E. 46<sup>th</sup> Street, Unit 206, Chicago, IL 60653

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Secretary, the day and year above written.

BOX 337

THRUSH SHAKESPEARE COURT, INC.  
 an Illinois corporation

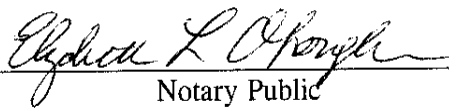
By:   
 Its: President

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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 David L. Chase, as President of Thrush Shakespeare Court, Inc. an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

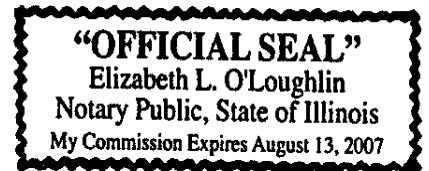
Given under my hand and Notarial Seal this 30 day of August 2004.

  
Notary Public

My Commission Expires: \_\_\_\_\_

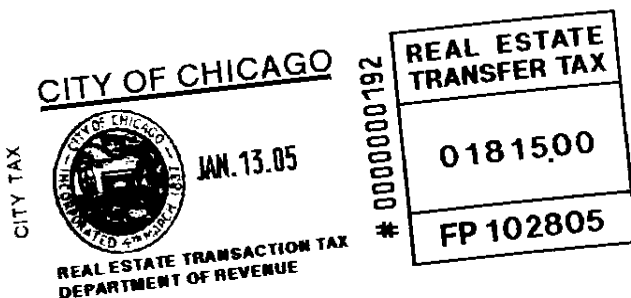
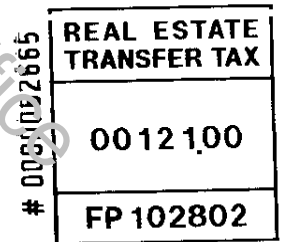
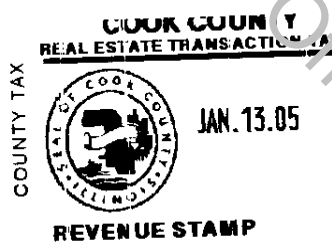
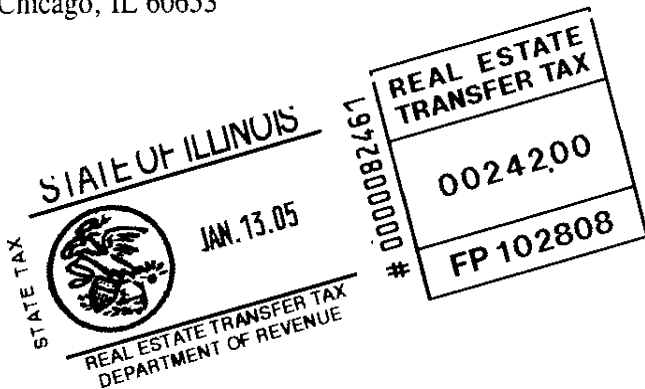
This instrument was prepared by:

Thrush Shakespeare Court, Inc.  
357 W. Chicago Avenue #200  
Chicago, IL 60610



Mail to:  
Matthew King & Christen Ng  
1033 E. 46<sup>th</sup> Street #206  
Chicago, IL 60653

Send subsequent tax bills to:  
Matthew King & Christen Ng  
1032 E. 46<sup>th</sup> Street #206  
Chicago, IL 60653



# UNOFFICIAL COPY

## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1401 008217718 DB

**STREET ADDRESS:** 1033 EAST 46TH STREET

UNIT 206

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 20-02-317-011-0000

### LEGAL DESCRIPTION:

UNIT NUMBER 206 IN THE SHAKESPEARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 27 AND 28 IN BLOCK 7 IN PERRY H. SMITH'S SUBDIVISION OF BLOCK 7 IN A SUBDIVISION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0328219122; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 206 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0328219122.