

UNOFFICIAL COPY



Doc#: 0530041015 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2005 10:08 AM Pg: 1 of 6

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

THIS AGREEMENT, made this 21st day of October, 2005 between **630 N. FRANKLIN, LLC**, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and **Eva Yau and Gene Yau**, husband and wife, as tenants by the entirety, 1736 S. Union Avenue Chicago, Illinois 60609

M.G.B. TITLE

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the

Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, 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, its 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, its 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:

SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, its successors and assigns, as 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, 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(s): Part of 17-09-222-012-0000, 17-009-222-013-0000, 17-09-222-014-0000, 17-09-222-015-0000

Address of Real Estate: 630 North Franklin, Unit 406, Chicago, Illinois 60610

21st In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this day of October, 2005.

630 N. FRANKLIN, LLC, an Illinois limited liability company

By: [Signature]
Name: Cindy Wrona
Is: Vice President

UNOFFICIAL COPY

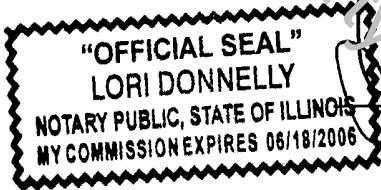
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona personally known to me to be Vice President of

630 N. Franklin, LLC, appeared, before me this day in person and severally acknowledged that as such Member she signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as her free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 21st day of October, 2005

Commission expires



Lori Donnelly

NOTARY PUBLIC

NOTARY PUBLIC

This instrument was prepared by David J. O'Keefe
Schain, Burney, Ross, & Citron LTD
222 North LaSalle Street, Suite 1920
Chicago, Illinois 60601

MAIL TO:
Eva Yau
630 N. Franklin, #406
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Eva Yau and Gene Yau
630 N. Franklin, Unit 406
Chicago, Illinois 60610

OR RECORDER'S OFFICE BOX NO.

City of Chicago
Dept. of Revenue
402189
10/24/2005 14:53 Batch 11823 73



Real Estate
Transfer Stamp
\$1,511.25

STATE TAX
STATE OF ILLINOIS
OCT. 24. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027242
REAL ESTATE
TRANSFER TAX
0020150
FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 25. 05
REVENUE STAMP

0000175064
REAL ESTATE
TRANSFER TAX
0010075
FP326670

UNOFFICIAL COPY

EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Declaration including any and all amendments and exhibits thereto.
5. The Condominium Property Act of Illinois.
6. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
7. Leases and licenses affecting the Common Elements (as defined in the Declaration).
8. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
9. Schedule B exceptions listed in Mercury Title Company Commitment Number 2062905.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

UNITS 406 AND 407 IN THE 630 N. FRANKLIN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
AND

LOTS 14, 15, 16 AND 17 IN MARTIN'S SUBDIVISION OF THE WEST PART OF BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO ALL TAKEN AS A TRACT IN THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: (EXCEPTION 1) THAT PART LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +14.27' CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +29.83' CHICAGO CITY DATUM COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 26 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 28 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 26 FOR A DISTANCE OF 1.19 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 0.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 22 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 6.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 0.40 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 35.49 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 8.16 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 2.55 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 210 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 2.55 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 23.88 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 3.12 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 2.05 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 3.12 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 12.10 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 5.99 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 5.97 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 2.13 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 20.89 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 2.05 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 6.60 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 4.92 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 18.59 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 8.63 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 17.58 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 2.90 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 19.20 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 8.96 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 20.27 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 3.43 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 1.50 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 3.79 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 23.87 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 10.18 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 5.16 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 44.94 FEET;

UNOFFICIAL COPY

(Continued)

THENCE SOUTH 89 DEGREES 29 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 36.80 FEET;
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3.54 FEET;
 THENCE SOUTH 89 DEGREES 26 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 14.58 FEET;
 THENCE SOUTH 00 DEGREES 24 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 80.74 FEET;
 THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 13.11 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 4.52 FEET;
 THENCE NORTH 89 DEGREES 26 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 150 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 16.24 FEET;
 THENCE SOUTH 89 DEGREES 26 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 1.20 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 2.47 FEET;
 THENCE SOUTH 89 DEGREES 28 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 3.35 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 4.72 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 57.07 FEET;
 THENCE NORTH 00 DEGREES 28 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 725 FEET;
 THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 54.32 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 3.80 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 7.25 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 3.80 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 54.20 FEET;
 THENCE NORTH 00 DEGREES 23 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 7.20 FEET;
 THENCE SOUTH 00 DEGREES 23 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 3.85 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 42.43 FEET TO
 THE POINT OF BEGINNING;

ALSO EXCEPT (EXCEPTION 2) THAT PART LYING ABOVE A HORIZONTAL PLANE HAVING AN
 ELEVATION OF +79.01' CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529303035,
 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #: 17-09-222-012/013/014/015

Commonly known as: 630 N. FRANKLIN, UNIT 406
 CHICAGO, Illinois 60610

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Property of Cook County Clerk's Office