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Doc#: 0600534062 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 01/05/2006 09:53 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

PIN: 18-16-301-009
Commonly known as: 5930 s. La Grange Road, Countryside, IL

After Recording Return to: Diane Pudelek STEWART TITLE COMPANY 2055 West Army Trail Road, #110 Addison, IL 60101

450395

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SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of the 6th day of September, 2005, by and between ANDREW JIN-CHAN CHERNG and PEGGY TSIANG CHERNG, Co-Trustees, Cherng Family Trust dated October 30, 1987, a revocable living trust, having an address of 1683 Walnut Grove Avenue, Rosemead, California 91770 ("Grantor"), to and in favor of CFT DEVELOPMENTS, LLC, a California Limited Liability Company, having an address of 1683 Walnut Grove Avenue, Rosemead, California 91770 ("Grantee")

WITNESSETH THAT: Grantor, for valuable consideration, does hereby grant, with special warranty covenants unto the Grantee, its successors and assigns, all of the parcel of land lying and being in Cool. County, Illinois, consisting of approximately 0.619 acres, as more fully described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Parcel");

TOGETHER, with all ard singular and hereditaments and appurtenances thereunto belonging, or in anywise appertanting, 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 Grantor either in law or equity, of, in and to the Parcel, with the hereditaments and appurtenances: TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns forever.

And Grantor will warrant and defend title to the Parcel against all parties lawfully claiming the same from, through or under it, but against no others.

And Grantor hereby covenants and warrants that it is fully authorized to convey the Parcel as set forth herein.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed, the day and year first above written.

\$50
Real Estate
Transfer Tax
COUNTRYSIDE 1010

*EXEMPT" under provisions of Paragraph F
Section 4, Real Estate Translet Tax Act.

Buyer, Seller or Representative

GRANTOR:

CHERNG FAMILY TRUST

Dated October 30, 1987

By: Andrew Joh-Chan Cherug, Co-Trustee

Peggy Tsiang Cherng, Co-Trustee

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ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On September 2, 2005, before me, JOANNE C. CASTANEDA, Notary Public, personally appeared ANDREW JIN-CHAN CHERNG and PEGGY TSIANG CHERNG, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons. or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my name and official seal.



Notary Public in and for the State of California

My commission expires: JULY 2, 2008

AFTER RECORDATION MAIL TO:

CFT DEVELOPMENTS, LLC C/o Dennis P. Burke, Esq. 1683 Walnut Grove Avenue, Suite 201 Rosemead, CA 91770

Tax Bills to: CFT DEVELOPMENTS, LLC

1683 Walnut Grove Avenue Rosemead, CA 91770

PIN: 18-16-301-009

THIS INSTRUMENT PREPARED BY:

Dennis P. Burke, Esq. R. Michael Wilkinson Professional Corp. 1683 Walnut Grove Avenue, Suite 201

Rosemeal CA 91770 into Office

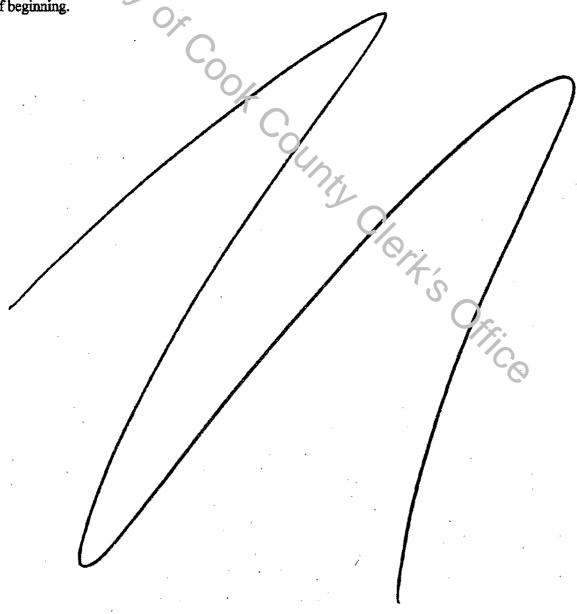
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EXHIBIT "A" Legal Description of the Parcel

That part of the North Three Quarters of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East, of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point, said point being 50.00 feet West of the East line of Lot 11 and 257.08 feet South of the North line of Lot 11; thence South along a line which is parallel to and 50.00 feet West of the last line of Lot 11, bearing South 0 degrees 00'00" West, a distance of 135.00 feet to a point; thence West along a line parallel with the South line of the North Three Quarters of Lot 11, bearing North 89 degrees 45' 58" West, a distance of 200.00 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing North 0 degrees 00'00" East, a distance of 135.00 feet to a point, thence East along a line parallel with the South line of the North Three Quarters of Lot 11, bearing South 89 degrees 45' 58" East, a distance of 200.00 feet to the point of beginning.



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 THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS. **SIGNATURE** Subscribed and sworn to befole me by the said (th) day of this 4 OFFICIAL SEAL" Donna J. Cerf Notary Public Notary Public, State of Illinois Av Commission Expires 02/23/2006 THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BEY EFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION ON FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS Dated: SIGNATUREX Grantee or Agent Subscribed and sworn to before me by the said ... this 4 (th) day of h Donna J. Cerf Notary Public, State of Illinois My Commission Expires 02/23/2006

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Notary Public