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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

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

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 Cook 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 and singular and 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 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.



GRANTOR:
CHERNG FAMILY TRUST
Dated October 30, 1987

By: _____
Andrew Jin-Chan Cherng, Co-Trustee

By: _____
Peggy Tsiang Cherng, Co-Trustee

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

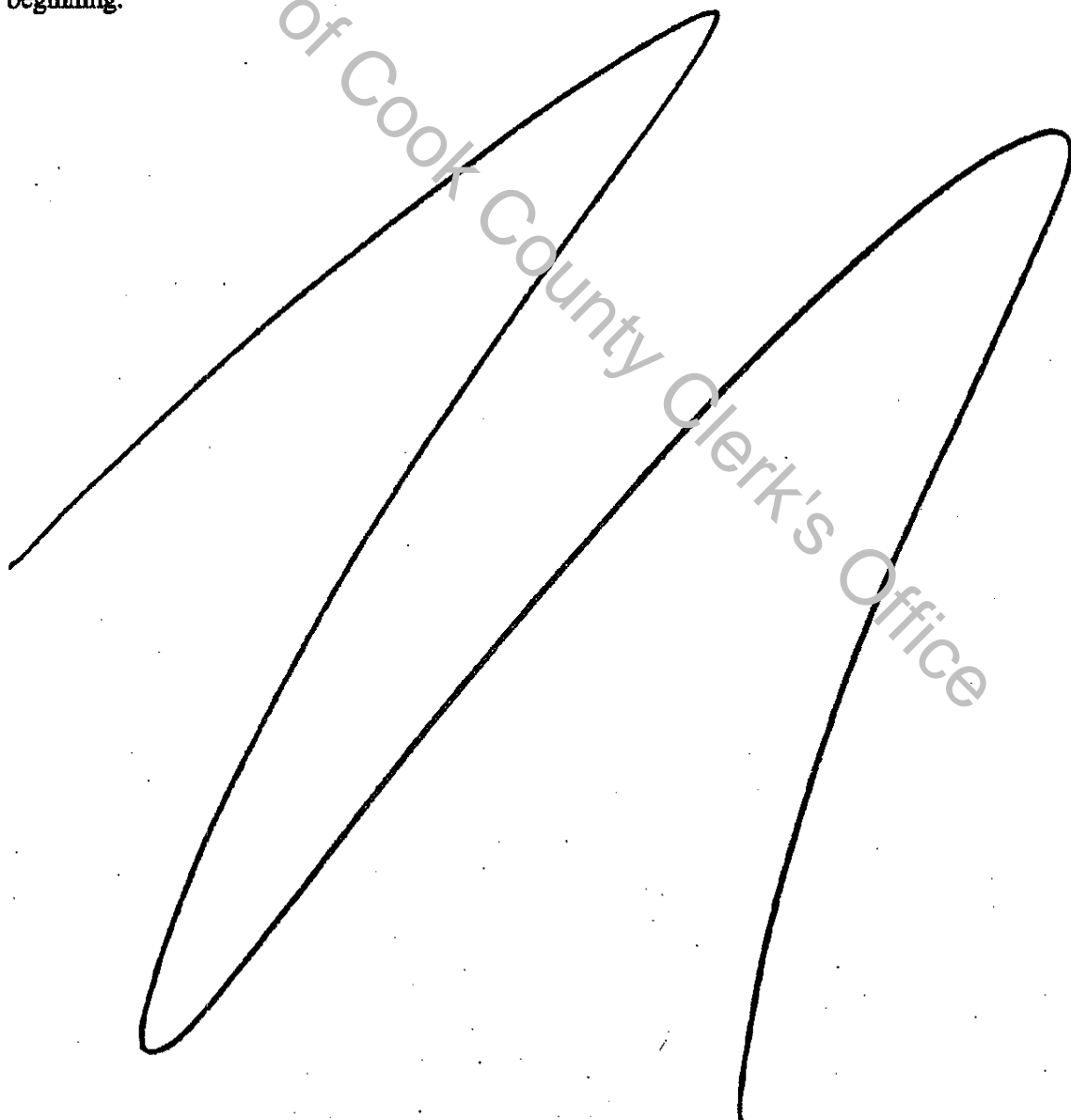
12/15/05 _____
Date Buyer, Seller or Representative

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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 East 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.



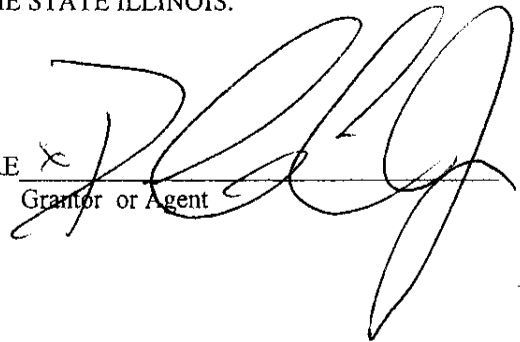
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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.

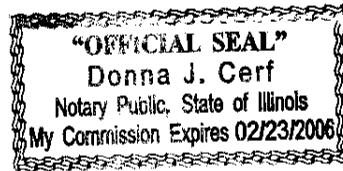
Dated 11-4-05

SIGNATURE X
Grantor or Agent



Subscribed and sworn to before me by the said this 4 (th) day of Nov, 2005.

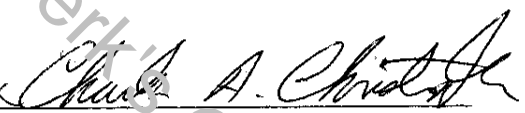
Notary Public [Signature]



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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.

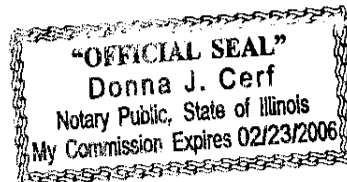
Dated: 11-4-05

SIGNATURE X
Grantee or Agent



Subscribed and sworn to before me by the said this 4 (th) day of Nov, 2005.

Notary Public [Signature]



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.