

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this  
31 day of May, 2007  
between **740 FULTON, LLC**, a  
limited liability company 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



Doc#: 0715842046 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2007 09:08 AM Pg: 1 of 3

### RECORDER'S STAMP

Zhen Lin, a single man, of 1458 Hyannis Circle, Carol Stream, IL

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

### SEE ATTACHED LEGAL DESCRIPTION

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, 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, her 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 party, her 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 our under it, it WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-09-307-010

Address of Real Estate: 740 W. Fulton, Unit 803, Chicago, IL 60661

Box 334

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

## 740 FULTON, LLC

an Illinois limited liability company

By: **Thrush Fulton, Inc.**

an Illinois corporation, its Managing Member

By: \_\_\_\_\_

Its President

STATE OF ILLINOIS )

) SS.

COUNTY OF COOK )

I, Elizabeth L. O'Loughlin, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that David L. Chase, as President of Thrush Fulton, Inc., an Illinois corporation, as Managing Member of 740 Fulton, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President 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 corporation, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 31 day of May, 2007.

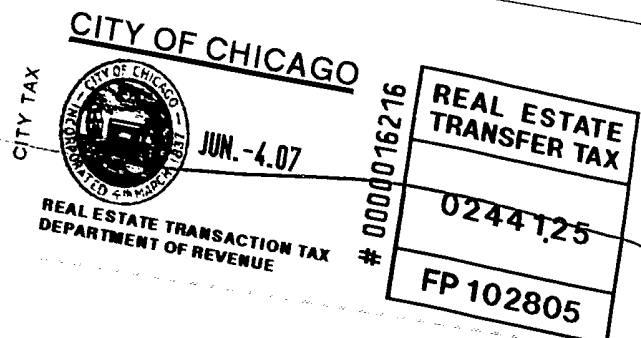
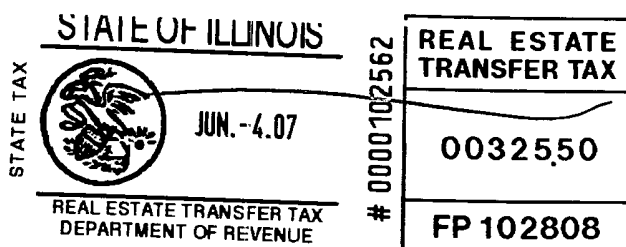
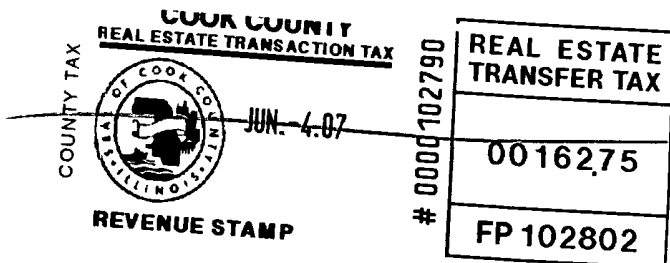
Elizabeth L. O'Loughlin  
Notary Public, State of Illinois  
My Commission Expires August 13, 2007

Notary Public

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

Mail to: James D. Giannis  
Attorney at Law  
2648 N. California Ave.  
Chicago, IL 60647

Send subsequent tax bills to:  
Zhen Lin  
740 W. Fulton # 803  
Chicago, IL 60661



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CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

## SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008340883 DB

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 803 IN THE 740 FULTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 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 ~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

0707215073, 0711022033 and 0713415082  
~~PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER ~.~~