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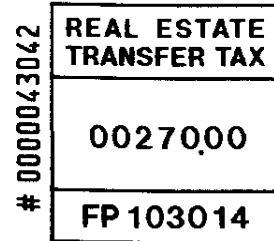
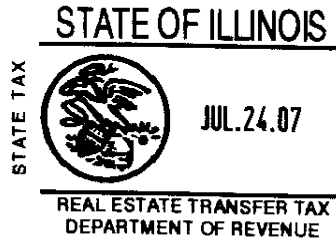
Doc#: 0720847018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/27/2007 09:24 AM Pg: 1 of 3

7-23
GIT
4382755 (1/3)

Please return to:
Gregory P. Melnyk
1111 S. Blvd.
Oak Park, IL 60302

Send subsequent tax bill to:
Dennis Y MAK
838 W. 31st Street, #4E
Chicago, IL 60608

Prepared by:
Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604



SPECIAL WARRANTY DEED

THE GRANTOR, **MARK PROPERTIES, INC.**, a 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, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to Dennis Y. Mak and Fannie Mak of 2949 S. Canal, Chicago, husband and wife, GRANTEE(S), of Chicago, Illinois, ~~as joint tenants or tenants in common, but as tenants by the entirety,~~ all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, to wit: * with rights of survivorship

See attached legal

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

Dated this 17th day of July, 2007.

MARK PROPERTIES, INC., an Illinois corporation

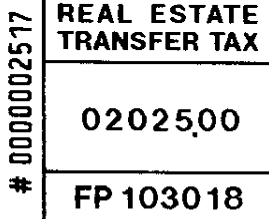
CITY OF CHICAGO

CITY TAX



JUL.24.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



BY: [Signature]
DALE MARK, ITS PRESIDENT

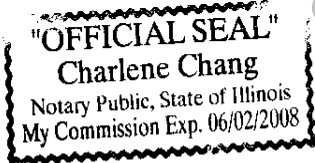
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

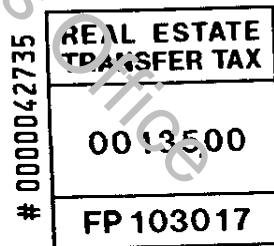
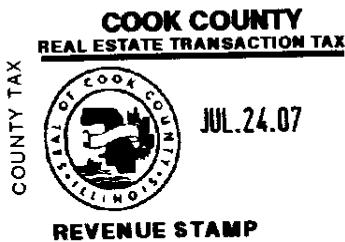
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dale Mark as the President of Mark Properties, Inc., personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he(they) signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of July 2007.



Charlene Chang

Notary Public



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LEGAL

UNIT 4E AND P-11 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN QUINN AND 31ST STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0719015039, IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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, AFORESAID, 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.

P.I.N.: 17-29-426-060-0000, 17-29-426-113-0000 AND 17-29-426-119-0000

Commonly known as: 838 West 31st Street, Unit 4E
Chicago, Illinois 60608