



Doc#: 1001118022 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2010 11:51 AM Pg: 1 of 3

Wheatland Title Guaranty  
105 W. Veterans Parkway, Yorkville, IL 60560  
HC200910-15205 (11+2)

**SPECIAL WARRANTY DEED**

THIS AGREEMENT, made this 7 day of December, 2009, between HOMESALES INC., duly authorized to transact business in the State of Illinois, party of the first part, and ZHAOXIA HU, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, 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, to wit:

PARCEL 1: UNIT 1 IN THE 1442 WEST WALTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 21 IN WHEELER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF BLOCK 22 IN CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00459356, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00459356.

Together will 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, 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 part, 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 incumbered 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:

General real estate taxes for 2008 and subsequent years; special assessments confirmed after the date of the contract to purchase the property; building, building line and use or occupancy restrictions, conditions and

KT

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covenants of record; zoning laws and ordinances; easements for public utilities; and drainage ditches, feeders, laterals and drain tile, pipe, or other conduit.

Permanent Real Estate Number(s): 17-05-315-051-1001

Address(s) of Real Estate: 1442 West Walton Street Chicago, IL 60622

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Contract Specialist ~~President~~, and attested by its Vice President ~~Secretary~~, the day and year first above written. ~~Contract~~ kt

HOMESALES INC. BY INTEGRATED ASSET SERVICES, AS ITS ATTORNEY-IN-FACT

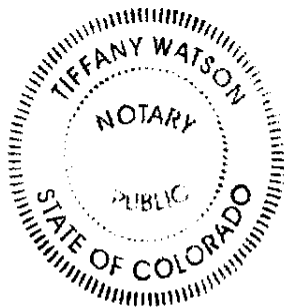
By: Integrated Asset Services LLC  
 as Attorney in Fact  
 By: K Thompson 12/7/09  
~~President~~ Kay Thompson, Contract Specialist

By: Integrated Asset Services LLC  
 Attest: Kelly Singh 12/7/09  
Kelly Singh, V.P.

STATE OF Colorado  
 COUNTY OF Denver

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that May Thompson personally known to me to be the Contract Specialist ~~President~~ of Integrated Asset Services, a(n) \_\_\_\_\_ corporation, and Kelly Singh, personally known to me to be the Vice President ~~Secretary~~ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Contract Specialist ~~President~~ and Vice President ~~Secretary~~, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of December 2009.



Tiffany Watson  
 Notary Public  
 Commission expires 12.30.2009

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This instrument was prepared by: Attorney Donald C. Marcum  
Wheatland Title, 105 W. Veterans Pkwy Yorkville, IL 60560 (630) 892-2323 ext. 234

Mail to:  
Wheatland Title Guaranty  
105 W. Veterans Pkwy  
Yorkville, IL 60560

Send Subsequent Tax Bills to:  
ZHAOXIA HU  
1442 W Watton, Unit 1  
Chicago, IL 60642

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
596629




Real Estate  
Transfer  
Stamp

1/11/2010 10:25


\$3,633.00

Batch 585.696

STATE TAX  
STATE OF ILLINOIS  
  
JAN. 11. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
0034600  
FP 103037

# 0000050835

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
JAN. 11. 10  
REVENUE STAMP

REAL ESTATE  
TRANSFER TAX  
0017300  
FP 103042

# 0000063135