

1/2

10-58550

UNOFFICIAL COPY



**SPECIAL WARRANTY DEED**

(Corporation to Individual)

Doc#: 1102755005 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/27/2011 08:44 AM Pg: 1 of 3

This Indenture made this day of 17

Dec, 2010 between

Winged Foot Investments, Inc.,

a National Association under the laws of the United States, and duly authorized to transact business in the State of Illinois, party of the first part, and

James Tran and Sarah Tran, <sup>This</sup> husband and wife, TENANTS BY THE ENTIRETY

party of the second part.

(GRANTEE'S ADDRESS): 5437 N. Linder, Chicago, IL 60630

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) 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 said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

Subject To: taxes not yet due and payable, general restrictions as they appear of record

Permanent Real Estate Index Number: 11-31-118-014-1007

Address of Real Estate: 2201 W. Morse Ave., Unit #2, Chicago, IL 60645

Together with all the singular and hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 said party of the second part their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 or under it, it WILL WARRANT AND FOREVER DEFEND.

City of Chicago  
Dept. of Revenue  
608578



Real Estate  
Transfer  
Stamp  
\$593.25

1/18/2011 10:15  
dr00198

Batch 2,323,469

PREPARED BY THE RECORDER

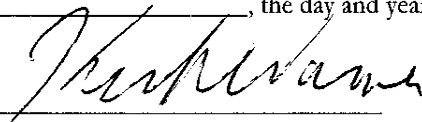
Handwritten mark

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

The \_\_\_\_\_, 20\_\_

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its \_\_\_\_\_, the day and year first above written.

  
 \_\_\_\_\_  
 KIRK D. WARNER, VP  
 Winged Foot Investments, Inc.

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Kirk D. Warner, personally appeared before me and acknowledged himself/herself as the Vice President of Winged Foot Investments, Inc. and is the same person whose name is subscribed as the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

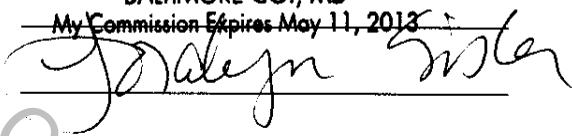
Given under my hand and seal this 17 day of December, 2010

**LORALEN SISLER**  
 NOTARY PUBLIC  
 BALTIMORE CO., MD

My commission expires:

~~My Commission Expires May 11, 2013~~

Signature: \_\_\_\_\_

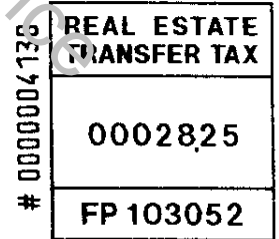
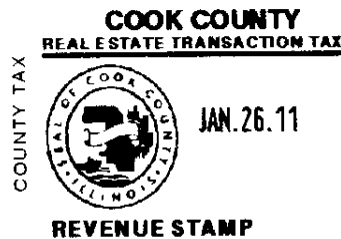
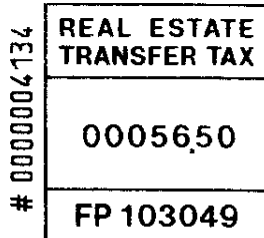
  
 \_\_\_\_\_

IMPRESS SEAL HERE

Prepared By: Joseph J. Klein, 2550 Golf Road - Suite 250, Rolling Meadows, Illinois 60008

Mail To: JAMES TRAN 2201 W. MORSE, UNIT #2, CHICAGO, IL 60645

Send Tax Bills To: JAMES TRAN 2201 W. MORSE, UNIT #2, CHICAGO, IL 60645



**PREMIER TITLE**  
 350 W. NORTHWEST HIGHWAY  
 ARLINGTON HEIGHTS, IL 60004  
 (847) 255-7100

# UNOFFICIAL COPY

## EXHIBIT 'A' Legal Description

File Number: 2010-08256-PT

UNIT 2201-2 IN BELLMORE CONDOMINIUM, NORTH INCORPORATED, CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 1/2 OF THE EAST 125 FEET OF LOT 30 OF SMITHS' ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 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 92567895, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS 2201 W. Morse Ave, Unit 2N, Chicago, IL 60645

PERMANENT INDEX NUMBER: 11131-118-014-1007

Property of Cook County Clerk's Office