UNOFFICIAL COPY

SPECIAL WARRANTY
DEED
(Illinois)

Corporation to Individual

Doc#: 1110217030 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 04/12/2011 10:19 AM Pg: 1 of 3

BT 10- = 5338

When Recorded Return To: Indecomm Global Services 2025 Country Drive St. Prui, MN 55117

Above Space for Recorder's use only

GRANTOR, INC Bank, FSB #404485, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to.

Bee June Cheng, as Trustee of The Bee June Cheng Living Trust Agreement, Dated
November 15, 2005

\$43 Frb Farm Lane, Naperville, IL 60563

(!lame and Address of Grantees)

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Address(es) of Real Estate: 701 South Wells Street Unit 3202, Chicago, IL 60607

Permanent Real Estate Index Number(s): 17-16-402-150-1158 and 17-16-402-050-1217

SUBJECT TO THE FOLLOWING EXCEPTIONS, IF ANY

Liens for all current general and special real property taxes and escessments not yet due and payable; Covenants, conditions, restrictions, reservations, rights of way, and easements of record; New mortgages or any acts of Grantee(s); Any facts an accurate survey and/or personal inspection of the property may disclose; Any laws, regulations, ordinances including but not limited to zoning, building environmental) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by any governmental body, or the effect any reoncompliance with, or violation thereof; and Rights of existing tenants and/or occupants of the Property.

GRANTOR warrants to GRANTEE and his successors in title that it has not created any lien, charge, or encumbrance against said real estate that is not shown among the title exceptions listed above; and GRANTOR covenants that it will defend said premises to the extent of the warranties made herein against lawful claims of all persons.

GRANTOR releases and waives all rights in said real estate that it may have under the homestead exemption laws of Illinois.

10-05338

City of Chicago Dept. of Revenue

610202

3/24/2011 8:43

dr00111

Real Estate Transfer Stamp

\$2,625.00

Batch 2,605,947

SPSMSC

1110217030 Page: 2 of 3

UNOFFICIAL COPY
Signed this day of, 20
By Ximena Wolf Asst Vice-Pres
State of Jonida, County of Smard ss.
I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ximena Wolf personally known to me to be the same personally whose names are cursoribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the use and purposes therein sat looth.
Given under my hand and official seal, this, 20
Commission expires NOTARY PUBLIC-STATE OF FLORIDA Rose Dorsett-Boles Commission # DD665856 Expires: APR. 22, 2011 BONDED THRU ATLANTIC BONDING CO., INC.
NOTARY PUBLIC
Prepared by: Brent W. Terry, Attorney at Law, 9450 Bryn Mawr Ave., Rosemont, IL 60018
MAIL TO: SEND SUBSEQUENT TAX BILLS TO: The Bee June Cheng Living Trust Agreement
Name Name 701 South Wells Street Unit 3202
Address Chicago # 90007 60007 None City/State/Zip City/State/Zip
10-05338
TE OF ILLINOIS REAL ESTATE TRANSFER TAX
APR.11.11 REAL ESTATE TRANSFER TAX O025000 REAL ESTATE TRANSFER TAX APR.11.11 O012500

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP 103037

REVENUE STAMP

FP 103042

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 3262 AND PARKING UNIT P-47, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WELLS STREET TOWER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED A DOCUMENT NUMBER 0020484524, AS AMENDED FROM TIME TO TIME, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT AND SUPPORT, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0020484523, IN COOK COUNTY, ILLINOIS.

Permanent index Number(s): 17-16-462-050-1158 and 17-16-402-050-1217

For informational purposes only, the subject parcel is commonly known as:

701 South Wells Street Unit 3202, Chicago, IL 60607

County Clorks Office

1653 3/29/2011 77056139/1