

UNOFFICIAL COPY



**SPECIAL WARRANTY
DEED
(Illinois)**

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

Corporation to Individual

BT 10-5338
7705639
When Recorded Return To:
Indecomm Global Services
2225 Country Drive
St. Paul, 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
943 Erb Farm Lane, Naperville, IL 60563
(Name 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): 17-16-402-050-1158 and 17-16-402-050-1217

SUBJECT TO THE FOLLOWING EXCEPTIONS, IF ANY:

Liens for all current general and special real property taxes and assessments 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 noncompliance 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 or permitted to be 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



Real Estate
Transfer
Stamp
\$2,625.00

Batch 2,605,947

3/24/2011 8:43

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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): 17-16-402-050-1158 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



U01905323

1653 3/29/2011 77056139/1

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Burnet Title - 9450 Bryn Mawr Avenue, Suite 700 - Rosemont, IL 60018