

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1322401060 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2013 10:32 AM Pg: 1 of 3

### KNOW ALL MEN BY THESE PRESENTS:

That **FIRST MIDWEST BANK**,  
herein called 'GRANTOR',  
whose mailing address is:

4425 Ponce DeLeon Boulevard,  
Coral Gables, Florida 33146

### FOR AND IN CONSIDERATION OF

TEN and NO/100 DOLLARS, and other good  
and valuable consideration, to it in hand paid by the party or parties identified below as  
GRANTEE hereunder, by these presents does grant, bargain, and sell unto:

**JIM JINGFU CHAO AND HONG ZHOU CHAO**, as joint tenants

called 'GRANTEE' whose mailing address is: 752 Sigmund Road, Naperville IL 60563  
all that certain real property situated in Cook County, Illinois and more particularly  
described as follows:

UNIT NUMBERS 1F, 1R, 2F, 2R AND 3R, IN THE 938 WEST 31ST PLACE CONDOMINIUM AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 31 IN  
BLOCK 1 IN SUBDIVISION OF LOTS 9 TO 15, INCLUSIVE IN EGANS SOUTH ADDITION TO  
CHICAGO, IN SECTION 32, TOWNSHIP 39 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 0620139014  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,  
ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 17-32-203-047-1001; 17-32-203-047-1002; 17-32-203-047-1003;  
17-32-203-047-1004; 17-32-203-047-1006

Address of Property: 938 W 31<sup>st</sup> Place Units 1F, 1R, 2F, 2R and 3R, Chicago IL 60608

TO HAVE AND TO HOLD the above described premises, together with all the rights and  
appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or  
successors and assigns forever, subject to: (a) covenants, conditions and restrictions of  
record; (b) private, public and utility easements and roads and highways, if any; (c) party  
wall rights and agreements, if any; (d) existing leases and tenancies, if any; (e) special  
taxes or assessments for improvements not yet completed, if any; (f) instalments not due  
at the date hereof of any special tax or assessment for improvements heretofore  
completed, if any; (g) general real estate taxes; (h) building code violations and judicial  
proceedings relating thereto, if any; (i) existing zoning regulations; (j) encroachments if  
any, as may be disclosed by a plat of survey; (k) drainage ditches, drain tiles, feeders,  
laterals and underground pipes, if any; and (l) all mineral rights and easements in favor of  
mineral estate.

SA 472 5041  
107 / REO

SN  
P 2  
SN  
SCY  
INT

REAL ESTATE TRANSFER		07/25/2013	
	COOK		\$132.50
	ILLINOIS:		\$265.00
	<b>TOTAL:</b>		<b>\$397.50</b>

17-32-203-047-1001 | 20130701605107 | SAA2E7

### REAL ESTATE TRANSFER 07/25/2013



CHICAGO:	\$1,987.50
CTA:	\$795.00
<b>TOTAL:</b>	<b>\$2,782.50</b>

17-32-203-047-1001 | 20130701605107 | D41ZWT

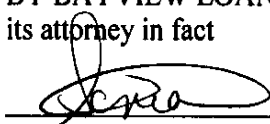
## BOX 334 CTI

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Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 17 day of July, 2013 in its name by \_\_\_\_\_ its \_\_\_\_\_ thereunto authorized by resolution of its board of directors.

FIRST MIDWEST BANK  
BY BAYVIEW LOAN SERVICING, LLC  
its attorney in fact



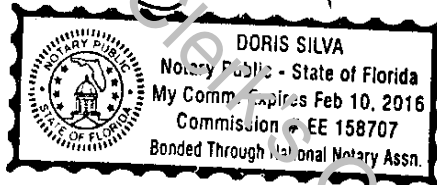
Sonia Asencio  
Assistant Secretary

(AFFIX SEAL)

STATE OF Florida  
COUNTY OF miami-dade

The foregoing instrument was acknowledged before me this 17 day of July, 2013 by \_\_\_\_\_ as \_\_\_\_\_ of BAYVIEW LOAN SERVICING, LLC.

NOTARY PUBLIC



After Recording  
MAIL TO:  
Jim J. Chao  
752 Sigmund Rd  
Naperville IL 60563

This instrument prepared by:  
KENNETH D. SLOMKA, SLOMKA LAW GROUP, 15255 S. 94<sup>TH</sup> AVENUE, SUITE 602, ORLAND PARK, IL 60462

Permanent Tax No.: 17-32-203-047-1001; 17-32-203-047-1002; 17-32-203-047-1003; 17-32-203-047-1004; 17-32-203-047-1006

Address of Property: 938 W 31<sup>st</sup> Place Units 1F, 1R, 2F, 2R and 3R, Chicago IL 60608

Mail tax to:  
Jim J. Chao  
752 Sigmund Rd  
Naperville IL 60563

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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.

THE TENANTS OF THE UNIT HAVE NO RIGHT OF FIRST REFUSAL

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Property of Cook County Clerk's Office