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2/7/0018 49 001 Page 1 of 3  
2001-06-26 10:59:24  
Cook County Recorder 25.50



01010842/SAS/1062

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 24th day of May, 2001 between 1529-37 W. Farwell Venture Corporation, an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and **Tong Kim and Sun Young Kim, not as tenants in common, but as Joint Tenants, 707 W. Sheridan Road, Chicago, Illinois, Chicago, Illinois**, party of the second party, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars and other good and valuable consideration in hand paid, by the party of the second party, the receipt whereof is hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, **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 A:**

UNIT 1537/2N IN 1529-37 W. FARWELL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

**PARCEL 1:**

LOT 6 AND THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJOINING THE SAID LOT 6 IN BLOCK 42 IN ROGERS PARK IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 3 AND WEST 1/2 OF THE VACATED ALLEY EAST OF AND ADJOINING SAID LOT 3 IN JOHN W. SWEET'S RESUBDIVISION OF LOTS 7 TO 13 IN BLOCK 42 IN ROGERS PARK IN SECTIONS 30, 31 AND 32 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED March 6, 2001 AS DOCUMENT NUMBER 0010174904, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL B:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER <sup>23</sup>~~22~~, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0010174904

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**THE TENANT OF THIS UNIT FAILED TO EXERCISE ITS RIGHT OF FIRST REFUSAL.**


GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.


THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN.


P.I.N. 11-32-120-004; and 11-32-120-005

TO HAVE AND TO HOLD said real estate, together with all and singular the rights and appurtenances thereto in anyway belonging, unto the party of the second part and its successors and to WARRANT AND FOREVER DEFEND all and singular said real estate unto the party of the second part, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under the party of the first part but not otherwise and subject to:

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) terms, provisions, covenants and conditions of the Declaration and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration or amendments thereto and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act ("Act") and/or the Chicago Condominium Conversion Ordinance ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessments; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (I) general taxes for the second installment of the year 1999 and subsequent years; (j) installments due after the Closing (as hereinafter defined) of assessments established pursuant to the Declaration of Condominium; (k) existing tenant lease and existing laundry lease (l) applicable zoning and building laws and ordinances and other ordinances of record; (m) encroachments, if any; (n) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (o) leases and licenses affecting the common elements; and (p) building lines and restrictions.

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO
	JUN.26.01
	# 0000002760
REAL ESTATE TRANSFER TAX	0122250
	FP326675

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS
	JUN.26.01
	# 0000003000
REAL ESTATE TRANSFER TAX	0016300
	FP326703

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX
	JUN.26.01
	# 0000000866
REAL ESTATE TRANSFER TAX	0008150
	FP326657

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IN WITNESS WHEREOF, said party of the first part of its general partner has caused its name to be signed to these presents by its \_\_\_\_\_ President and attested by its Authorized Agent, the date and year first above written.

1529-37 W. Farwell Venture Corporation  
an Illinois corporation

BY: Gina L. Madden  
Its Authorized Agent

BY: [Signature]  
Its: President

STATE OF ILLINOIS )  
)SS  
COUNTY OF DU PAGE )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Paul J. Wheeler Personally known to me to be the \_\_\_\_\_ President of the 1529-37 W. Farwell Venture Corporation. An Illinois corporation, and Gina L. Madden personally known to me to be the Authorized Agent 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 \_\_\_\_\_ President and Authorized Agent, they signed and delivered the said instrument 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 notarial seal on this 24th day of May, 2001.

Mary V. Cooper  
Notary Public



This instrument was prepared by: The Inland Group, Inc., Law Department, 2901 Butterfield, Oak Brook, IL 60523

Address of Property: 1537 W. Farwell, 2N, Chicago, Illinois 60626

Send Subsequent Tax Bills to:

X MAIL DEED TO:  
John Papadina  
8501 W. Hubbard Rd.  
CHICAGO, IL  
60631

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