

UNOFFICIAL COPY

0010669686

158/0081 91 004 Page 1 of 5
2001-07-26 12:58:51
Cook County Recorder 29.50



WARRANTY DEED

THE GRANTORS, KI CHOON LEE and CHUNG AI LEE, married to each other, of the Village of Elmwood Park, Cook County, State of Illinois for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to EAST RANDOLPH LLC, a limited liability company created and existing under and by virtue of the Laws of the State of California, having its principal office at 650 California St., San Francisco, California,

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

The above Space for Recorder's Use only

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

SEE ATTACHED

PERMANENT INDEX NO.: (510) 17-10-400-012-1742 and 17-10-400-011
COMMONLY KNOWN AS: 400 E. Randolph, Unit 1826, Chicago, IL

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25TH day of July, 2001.

Ki Choon Lee

KI CHOON LEE

Chung Ai Lee

CHUNG AI LEE

State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KI CHOON LEE and CHUNG AI LEE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day

4
16

UNOFFICIAL COPY

Property of Cook County Clerk's Office

in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of July, 2001.



Gregory P. Melnyk

Notary Public

This instrument was prepared by Gregory P. Melnyk, 1111 South Boulevard, Oak Park, IL 60302

MAIL TO:



SEND SUBSEQUENT TAX BILLS

Gregory P. Melnyk
1111 South Blvd.
Oak Park, IL 60302

East Randolph LLC
C/O Old Republic
650 California
San Francisco, CA 94108

Exempt under provisions of §e, Section 4,
Real Estate Transfer Tax Act.

Exempt under Cook County Ordinance 95104,
Paragraph e.

Ki Choon Lee *Ki Choon Lee*

Exempt under provisions of §e, Section 3,
City of Chicago Real Estate Transfer Tax Ordinance.

Ki Choon Lee

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

PARCEL I:

Unit No. 1826 as delineated on survey of certain lots in the plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to Fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof, recorded April 30, 1962, as Document No. 18,461,961, conveyed by deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, recorded May 7, 1962, as Document No. 18,467,558, and also supplemental deed thereto recorded December 23, 1964, as Document No. 19,341,545, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, recorded as Document No. 22,453,315 together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium (excepting the units as defined and set forth in the Declaration of Condominium and Survey).

ALSO

PARCEL II:

Easements for the benefit of Parcel I, aforesaid, as created by grant from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, dated May 1, 1962 and recorded May 7, 1962 as Document 18,467,559 and by grant recorded December 23, 1964 as Document 19,341,547 more particularly described as follows:

A. A perpetual easement for access roadway on and across a strip of land, being a part of Parcels "C" and "C-1" as shown on and described in plat of "Lake Front Plaza", aforesaid.

B. A perpetual easement for sanitary and storm sewers, water mains, electric power lines and telephone lines on and across the premises described as follows:

- (1) A tract of land, being a part of Parcels "C" and "C-1" as shown on and described in plat of "Lake Front Plaza", aforesaid.
- (2) A tract of land of varying widths, being a part of Parcels "A" and "E" as shown on and described in plat of "Lake Front Plaza", aforesaid.
- (3) A strip of land, being a part of Parcels "C" and "C-1" as shown on and described in the plat of "Lake Front Plaza", aforesaid, 4 feet of even width, being 2 feet on each side of a center line described therein.

ALSO

PARCEL III:

Easements for the benefit of Parcel I, aforesaid, created by Article III, Section 3.1 of the supplemental deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, dated December 15, 1964 and recorded December 23, 1964 as Document 19,341,545 as follows:

- (1) A perpetual right in, over and upon the excepted and reserved property and the Easement Property, and the property adjacent thereto, for reasonable access for the construction, maintenance, etc. of the supports of the improvement, and of the utility systems, connections with viaducts, ground level access road or other facilities, together with a perpetual right of underlying and lateral support, either natural or structural, for the supports of the improvement to the extent required for the structural safety thereof.
- (2) Perpetual easements to install, and to maintain so far as required, the necessary facilities to provide surface drainage from the improvement to storm sewers.
- (3) Perpetual easement to use such parts of the excepted and reserved property, the Easement Property and other property of the grantor, in which supports for the purpose of support of the building are located. The location of such supports is described in Lots No. 1 through 133 of the Plat of Survey and the face of the Plat of Survey, which Plat of Survey was recorded December 10, 1964 as Document 19,330,409.

ALSO

PARCEL IV:

Easement for the benefit of Parcel I, aforesaid, created by grants from Illinois Central Railroad Company dated May 1, 1962 and recorded May 7, 1962 as Document 18,467,559 and dated December 17, 1964 and recorded December 23, 1964 as Document 19,341,547 for reasonable access for the construction, maintenance, etc. of supports of the viaduct, as described in said instrument, in, over and upon the excepted and reserved property and the property adjacent thereto.

Permanent Tax Number: 17-10-400-012-1342

Volume: 510

Permanent Tax Number: 17-10-400-011

Volume: 510

(Affects the garage, which is part of the common elements but taxed separately).

STATEMENT BY GRANTOR AND GRANTEE

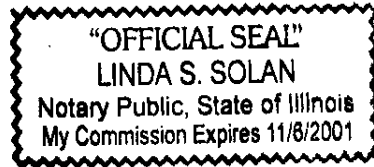
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 7/26, 2001

Signature: [Handwritten Signature] Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said AGENT this 26th day of July, 2001.

[Handwritten Signature] Notary Public



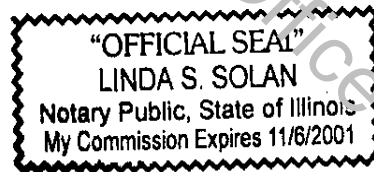
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 7/26, 2001

Signature: [Handwritten Signature] Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said AGENT this 26th day of July, 2001.

[Handwritten Signature] Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office