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2002-02-28 13:32:55
Cook County Recorder 23.50



0020233755

WARRANTY DEED

(Individual to Individual)

Mail to:

TIM GALLAGHER
ROOM 2024
134 N. LA SALLE
CHICAGO ILLINOIS 60602

Name and Address of Taxpayer:

Mr. and Mrs. Bernard H. Kang
2837 N. Whipple, Unit #3
Chicago, Illinois 60618

Recorder's Stamp

4289055 B7 10F3

THE GRANTOR(S), ALPHA DEVELOPMENT, LLC, an Illinois limited liability company, whose address is 6466 W. North Avenue, Chicago, Illinois, 60707, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) and WARRANT(S) to BERNARD H. KANG and EUGENIE HAN, husband and wife, whose address is 1320 N. Damen, Unit #2, Chicago, Illinois, not as joint tenants or as tenants in common but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

UNIT 3 AND P-3 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2837 N. WHIPPLE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED OCTOBER 19, 2001 AS DOCUMENT NO. 0010978403, IN NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GIT

SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

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 land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

Address of Property: 2837 N. Whipple, Unit #3
Chicago, Illinois 60618

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Permanent Index Number: 13-25-132-013 (affects the property in question and other parcels)

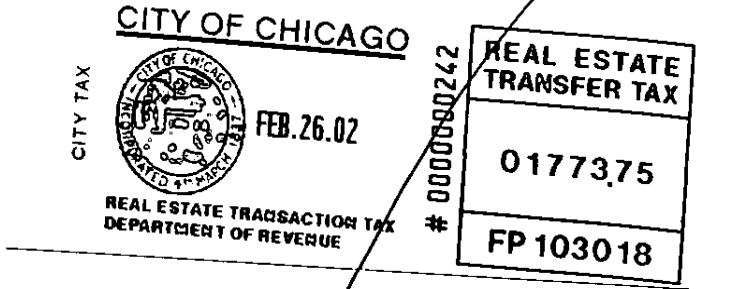
DATED this 4th day of February, 2002.

Alpha Development, LLC

By: Peter N. Allen
Peter N. Allen, Manager

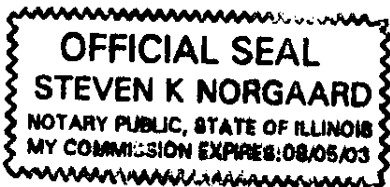
State of Illinois

County of Cook



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter N. Allen**, Manager of **Alpha Development, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Alpha Development, LLC, as the free and voluntary act and deed of Alpha Development, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of Feb., 2002.



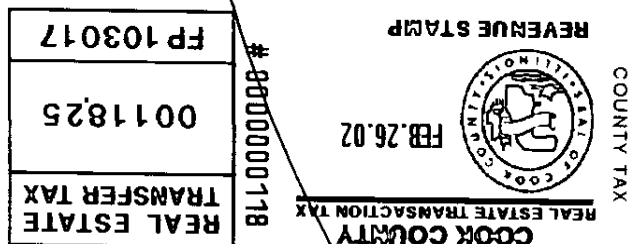
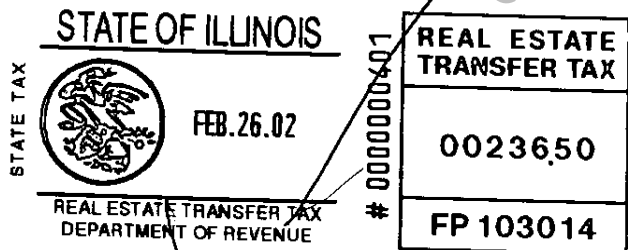
Steven K Norgaard
Notary Public

IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137
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