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0310833241

THIS DOCUMENT PREPARED BY:

Mr. Cary K. Kabumoto, Esq.
5204 North Christiana Avenue
Chicago, Illinois 60625

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/18/2003 12:44 PM Pg: 1 of 3

AFTER RECORDING MAIL TO:

Mr. Waldemar Wyszynski, Esq.
15 North Northwest Highway
Park Ridge, Illinois 60068

WARRANTY DEED

THE GRANTORS JONATHAN S. KIM and SO YOUNG KIM, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SARKIS AROYAN, 5357 N. Northeast River Road, Chicago, Illinois 60656, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT ONLY TO, IF ANY: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, AND INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

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

Permanent Real Estate Index No.: 12-11-102-115-1023

Address of Real Estate: 5357 North Northeast River Road, Chicago, IL 60656

Dated this 4th day of November, 2002.

STATE OF ILLINOIS

STATE TAX



APR.-9.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000047579

REAL ESTATE
TRANSFER TAX

0020700

FP102808

JONATHAN S. KIM [SEAL]

SO YOUNG KIM [SEAL]

504
333

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR.-9.03

REVENUE STAMP

0000047716

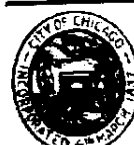
REAL ESTATE
TRANSFER TAX

0010350

FP 102802

CITY OF CHICAGO

CITY TAX



APR.-9.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000371

REAL ESTATE
TRANSFER TAX

0155250

FP 102805

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

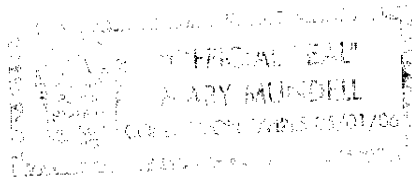
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JONATHAN S. KIM and SO YOUNG KIM, husband and wife, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the 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 seal this 4th day of November, 2002.

SEAL

Mary Mundell
 Notary Public

My Commission Expires:



SEND TAX BILLS TO:

Sarkis Aroyan
 5357 North Northeast River Road
 Chicago, Illinois 60656

[Handwritten signature]

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 703, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 222.25 FEET OF THE WEST 272.25 FEET OF THE NORTH 80.0 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THE NORTH 2.0 FEET OF LOT 1 AND THAT PART OF LOT 2 LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 2.0 FEET OF LOT 1 IN BLACKHAWK SUBDIVISION OF THE NORTH 330 FEET OF THE WEST 718 FEET (EXCEPT THE WEST 272 1/4 FEET OF THE NORTH 80 FEET THEREOF) OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96429941 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

DRIVEWAY EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT FOR PARCEL 1 AS CONTAINED IN DECLARATION RECORDED APRIL 2, 1996 AS DOCUMENT 96252026 AND AS CREATED BY DEED FROM SUBURBAN BANK OF BARRINGTON AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 19, 1994 KNOWN AS TRUST NUMBER 1149 OVER THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PART OF LOTS 1 AND 2 IN BLACKHAWK SUBDIVISION BEING A STRIP OF LAND 24 FEET IN WIDTH THE CENTER LINE BEING DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, 101.75 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST TO A POINT ON THE EAST LINE OF LOT 2, 101.75 FEET NORTH OF THE SOUTHEAST CORNER SAID BLACKHAWK SUBDIVISION BEING A SUBDIVISION BEING A SUBDIVISION OF THE NORTH 330 FEET OF THE WEST 718 FEET (EXCEPT THE WEST 272 1/4 FEET OF THE NORTH 80 FEET THEREOF) OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 40 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART OF SAID DRIVEWAY FALLING WITHIN PARCEL 1

PARCEL 3

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 703 AS DELINEATED ON SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT 96252025