



**SPECIAL WARRANTY DEED**

SHERWOOD-OAK PARK, L.L.C., an Illinois limited liability company ("Grantor") for good and valuable consideration paid, GRANTS, REMISES, RELEASES, ALIENS AND CONVEYS to IL KOK CHONG ("Grantee"), 6120 Indian Trail, Gurnee, Lake County, Illinois 60031, the following real property situated in the County of Cook, State of Illinois:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all and singular the hereditaments and appurtenances thereon belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of the party of the first part, either in law or in equity of, in and to the above-described Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD unto the Grantee the said premises as above described, with the appurtenances, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by through or under it, subject only to: (a) general real estate taxes not yet due and payable; (b) special assessments confirmed after December 23, 1999; (c) building, building line, and use and occupancy restrictions; (d) zoning laws and ordinances; (e) easements for public utilities; (f) covenants, conditions and restrictions of record, including and not limited to those matters described at Schedule B of Chicago Title Insurance Company's commitment for title insurance No. 007844151 dated October 19, 1999, a copy of which Schedule is attached as Exhibit B hereto and made a part hereof; and (g) that lease between Seller, as Landlord, and Tae Kang Choi, as Tenant, dated January 30, 1999, as amended by First Amendment to Lease dated April 30, 1999.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this 26 day of March, 2003.

GRANTOR:

SHERWOOD-OAK PARK, L.L.C., an Illinois limited liability company

By: [Signature]  
Edward M. Zifkin,  
Its Managing Member

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward M. Zifkin, Managing Member of Sherwood-Oak Park, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Managing Member, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 26 day of March, 2003.

[Signature]  
Notary Public **DESIREE MARIE BANKS**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8-5-2006

# UNOFFICIAL COPY

## EXHIBIT A

THE NORTH 100 FEET OF LOT 1 AND THE EAST 48 FEET OF THE NORTH 100 FEET OF LOT 2 IN BLOCK 7 IN THE VILLAGE OF RIDGELAND, SITUATED IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 16-07-205-011-0000

Property Address: 401 Chicago Avenue, Oak Park, Illinois

Return To: Gottreich & Grace  
200 W. Superior 210  
Chicago IL 60610

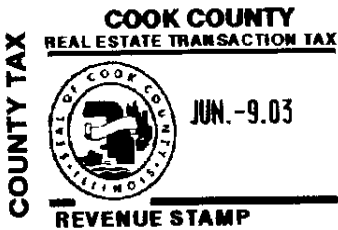


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REAL ESTATE TRANSFER TAX
0280000
FP102801

REAL ESTATE TRANSFER TAX
0035000
FP326660

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REAL ESTATE TRANSFER TAX
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