



Doc#: 0324642269
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/03/2003 09:59 AM Pg: 1 of 4

**WARRANTY DEED AND
ASSUMPTION OF GROUND
LEASE**

THE GRANTOR, PATRICIA M. MOFFAT, unmarried, of the Village of Winnetka, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BOK HEE CHAE AND YOUNG HWAN CHAE, Grantees, husband and wife, 310 Forestway Drive, Northbrook, Illinois 60062, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See legal description attached as Exhibit "A".

Subject only to: 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.

This is not homestead property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES NOT AS TENANTS IN COMMON, NOT AS JOINT TENANTS, AS TENANTS BY THE ENTIRETY FOREVER.

Permanent Real Estate Index Number: 04-14-303-101-0000



Address of Real Estate: 976 Enfield Drive, Unit 3-B2.

DATED this 25th day of July, 2003.

(SEAL) *Patricia M. Moffat*
PATRICIA M. MOFFAT

MAR 9 134 / 03218451 S.M.R.

*if
AC*

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG 27 03	AUG 27 03	00177.50
	# 000055190	# 000055325	FP 102802
	00355.00	REVENUE STAMP 	
	FP 102808		

BOX 333-CTI

UNOFFICIAL COPY

State of Illinois, County of Cook, ss. 1, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICIA M. MOFFAT, unmarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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, 2003.

My Commission expires: May 27, 2004

Marilyn Christine Kirby
Marilyn Christine Kirby-Notary Public

This instrument was prepared by Attorney Marilyn C. Kirby, Post Office Box 74, Glenview, Illinois 60025-0074.

Mail this recorded instrument to:

Attorney William E. Hale
Yang & Hale
4001 West Devon Avenue
Suite 400
Chicago, Illinois 60646

Send subsequent tax bills to:

Bok Hee Chae
Young Hwan Chae
976 Enfield Drive, Unit No. 3-B2
Northbrook, Illinois 60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A' LEGAL DESCRIPTION

- (A) THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT REFERRED TO AS THE LEASE, EXECUTED BY: COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-8163, AS LESSOR, AND KZF VENTURE GROUP, L.L.C., AS LESSEE, DATED DECEMBER 27, 2000, WHICH LEASE RECORDED DECEMBER 29, 2000 AS DOCUMENT 0001022135, FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2000 AND ENDING DECEMBER 31, 2150, WHICH LEASE WAS ASSIGNED BY KZF VENTURE GROUP, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, ASSIGNEE, TO PATRICIA MOFFAT BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 0021121160, WHICH LEASE DEMISES THE SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 0021121160, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND
- (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED HEREIN.

THE LAND:

UNIT NUMBER 3-B2 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS SE-1A AND SE-1B IN TECHNY PARCEL SE-1 SUBDIVISION, IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCEL SE-1 RECORDED ON DECEMBER 22, 2000 AS DOCUMENT NUMBER 01007540.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237707 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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