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This instrument was prepared by:
David G. Spak, Esq.
Two Northfield Plaza, Suite 340
Northfield, Illinois 60093

Send subsequent tax bills to:
Sung J. Kim and Soo Jin Kim
2458 Bradley Place
Chicago, Illinois

After recording return to:
William E. Hale, Esq.
Yang & Hale
4001 West Devon Avenue
Suite 400
Chicago, Illinois 60646



Doc#: 0334603102
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/12/2003 02:04 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of September, 2003 between **Centrum Bradley Place, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Sung J. Kim and Soo Jin Kim, husband and wife, not as joint tenants or tenants in common, but as Tenants by the Entirety**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managing Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 Easements, Restrictions and Covenants for Bradley Place Homeowners Association recorded in the Office of the Cook County Recorder of Deeds, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

REV 233-CP

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Managing Members, the day and year first written above.

Centrum Bradley Place, L.L.C., an Illinois
limited liability company

By: 

One of its Managing Members

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 Arthur Slaven, a Managing Member of Centrum Bradley Place, L.L.C., an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of September, 2003.

My Commission Expires: 12-11-06

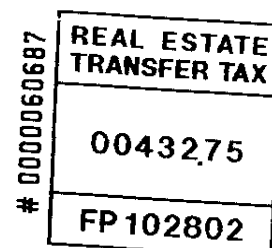
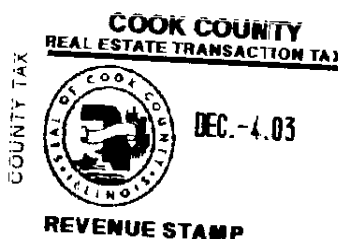
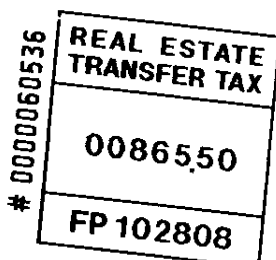
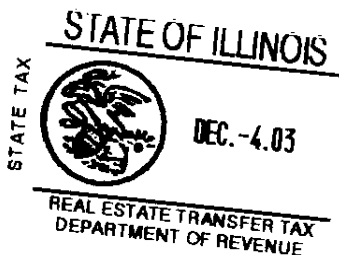
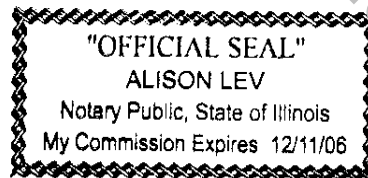

Notary Public

City of Chicago
Dept. of Revenue
320650



Real Estate
Transfer Stamp
\$6,491.25

10/09/2003 09:39 Batch 07255 46



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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date of this Deed;
3. Applicable zoning, planned unit development and building laws or ordinances;
4. Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Property as a residence;
5. Terms and provisions of the Declaration of Easements, Restrictions and Covenants for Bradley Place Homeowners Association recorded in the Office of the Cook County Recorder of Deeds on June 25, 2002 as Document No. 0317619176 and all amendments and exhibits thereto;
6. Acts done or suffered by the party of the second part, or anyone claiming, by, through, or under said party of the second part;
7. The party of the second part's mortgage, trust deed, or other security documents; and
8. Liens and other matters as to which the Title Insurer commits to insure the party of the second part against loss or damage.

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STREET ADDRESS: 2453 W. BRADLEY PLACE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-24-207-022-0000

LEGAL DESCRIPTION:

LOT 19 IN BODINE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF BLOCK 11 LYING EAST OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 11 AND SOUTH OF A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11, IN KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR WATER MAINS, SEWER LINES AND STORM SEWER LINES, AS CREATED BY GRANT OF EASEMENT DATED AUGUST 31, 2001 AND RECORDED SEPTEMBER 7, 2001 AS DOCUMENT 0010832468 BY AND BETWEEN WEST BRADLEY OWNER, L.L.C AND THE CITY OF CHICAGO OVER THE PROPERTY DESCRIBED THEREIN AS EXHIBIT "A".

Property of Cook County Clerk's Office