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Doc#: 0416041270
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/08/2004 02:47 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

2054262 MTC
Tmn
Wfall

M.G.R. TITLE

THE GRANTOR, **TIME PROPERTIES, INC.**, a corporation 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

HENRY HWANGBO

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT 215
1132-34 NORTH MILWAUKEE AVENUE
CHICAGO, ILLINOIS 60622

Permanent Real Estate Index Number: 17-05-301-046-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 26th day of April, 2004.

City of Chicago
Dept. of Revenue
341573



Real Estate
Transfer Stamp
\$2,925.00

06/08/2004 11:29 Batch 02215 7

TIME PROPERTIES, INC.,
an Illinois corporation

BY: [Signature]
Its President

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-8.04

REVENUE STAMP

0000131358

REAL ESTATE
TRANSFER TAX

00195.00

FP326670

STATE TAX

STATE OF ILLINOIS



JUN.-8.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000065160

REAL ESTATE
TRANSFER TAX

00390.00

FP326669

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the President of TIME PROPERTIES, INC., an Illinois corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of April, 2004.

John E. Lovstrand

NOTARY PUBLIC

Commission expires: 9-4-2006

Prepared By:

John E. Lovstrand
PALMISANO & LOVSTRAND
79 West Monroe, Suite 826
Chicago, Illinois 60603



Mail To:

GARY LUNDEEN
806 E. NERBE Rd.
Roselle IL 60172

04112

Name and Address of Taxpayer:

HENRY HWANGO
#45 1132 N. MILWAUKEE AVE.
CHICAGO IL

UNOFFICIAL COPY**EXHIBIT "A"****Parcel 1:**

Unit 4S in the 1132 N. MILWAUKEE CONDOMINIUMS as delineated on a survey of the following described real estate:

Lots 9 and 10 in Block 2 in Page Brothers Subdivision of Block 15 and the Northwesternly ½ of Block 18 in the Canal Trustees Subdivision of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached to the Declaration of Condominium recorded as Document No. 0411431084, together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use Parking Space G-3, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium.

P. I. N. 17-05-301-046-0000

ADDRESS: 1132-34 NORTH MILWAUKEE AVENUE, CHICAGO, IL 60622

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, AND GRANTOR 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.

THE TENANT OF THIS UNIT EITHER: EXERCISED; OR WAIVED; OR LET EXPIRE; ITS RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.