

# UNOFFICIAL COPY

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)



Doc#: 0420327113  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 07/21/2004 12:55 PM Pg: 1 of 4

THIS AGREEMENT, made this 2<sup>nd</sup> day of July, 2004 between 1260 W. WASHINGTON, LLC, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and \* , party of the second part, of 7910 N. Kostner, Skokie, Illinois 60073. WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

\* Seung Won Lee and Myung Lee, husband and wife

\*\* not in tenancy in common, but in joint tenancy

SEE EXHIBIT "A" ATTACHED

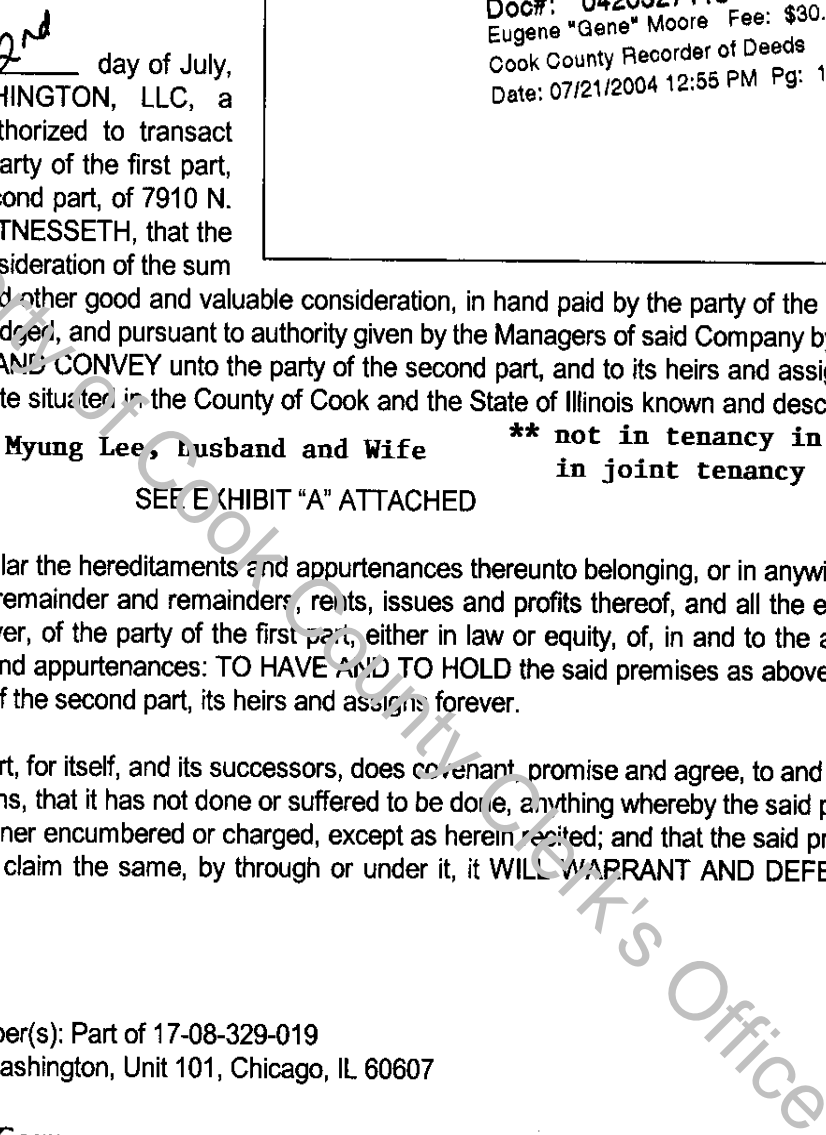
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or 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, its heirs and assigns forever.

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 DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

Permanent Real Estate Index Number(s): Part of 17-08-329-019  
Address of Real Estate: 1260 W. Washington, Unit 101, Chicago, IL 60607

**Near North National Title Corp**  
222 North LaSalle Street  
Chicago, Illinois 60601

Handwritten notes: NNNT 01033862, 4/17/04, 4/18/04

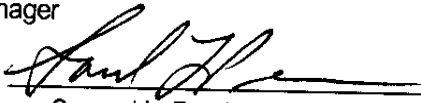


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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this \_\_\_\_ day of July, 2004.

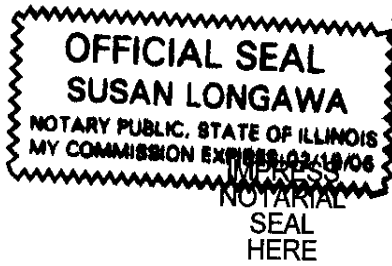
**1260 W. WASHINGTON, LLC**, an Illinois limited liability company

By: STONEGATE DEVELOPMENT, INC., a Delaware corporation doing business as STONEGATE DEVELOPMENT OF ILLINOIS, INC., a Delaware corporation  
Its: Manager

By:   
Name: Samuel L. Persico  
Its: President

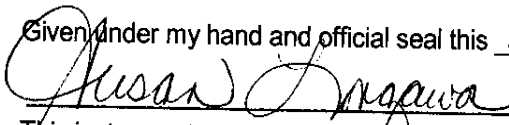
Property of Cook County Clerk's Office

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel L. Persico personally known to me to be President of



STONEGATE DEVELOPMENT, INC. doing business as STONEGATE DEVELOPMENT OF ILLINOIS, INC., manager of 1260 W. WASHINGTON, LLC, appeared, before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of July, 2004.



This instrument was prepared by Linsey Cohen  
NOTARY PUBLIC  
Schain, Burney, Ross & Citron, Ltd.  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601



MAIL TO:  
Choi M. Yank  
(Name)  
4001 W. Devon Avenue, Suite 400  
(Address)  
Chicago, IL 60646  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Seung Lee  
(Name)  
1260 W. Washington, Unit 101  
(Address)  
Chicago, IL 60607  
(City, State, Zip Code)

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## Exhibit A

### Parcel 1:

That part of Lot 1 (except the North 61 feet) in Assessor's Division of parts of Blocks 4 and 5 (except the North 35 feet) Lots 7, 8 and (except the West 2 feet) Lot 6, all of Lot 9 in Block 5 and the North part of Lot 1 and of Lot 2 East of the West 102 feet of Block 4, in Wrights Addition to Chicago, in Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, lying above an elevation of 16.50 feet and below an elevation of 28.00 feet (all elevations are referenced to the City of Chicago datum) described as follows:

Beginning at the Southeast corner of said parcel, thence North 00 degrees 01 minutes 51 seconds West, 14.80 feet; thence North 89 degrees 45 minutes 59 seconds West, 12.50 feet; thence North 00 degrees 14 minutes 01 seconds East, 6.45 feet; thence North 89 degrees 45 minutes 59 seconds West, 7.38 feet; thence South 00 degrees 14 minutes 01 seconds West, 6.45 feet; thence North 89 degrees 45 minutes 59 seconds West, 19.28 feet; thence South 00 degrees 14 minutes 01 seconds West, 14.82 feet; thence South 89 degrees 48 minutes 01 seconds East, 39.23 feet, more or less to the place of beginning, in Cook County, Illinois.

### Parcel 2:

Easement for light and air and ingress and egress in favor of Parcel 1 over the South 12 1/2 feet of the North 61 feet of the East 69 1/2 feet of Lot 1 in the Assessor's Division as created by reservation in the following deed to Peter DeJonghe:

- (1) From China Lee Logeman dated January 26, 1945 and recorded February 15, 1945 as document number 13448963.
- (2) From John Logeman, III and Mabel W. Logeman, his wife, dated January 25, 1945 and recorded March 14, 1945 as document number 13465539.
- (3) From China Robbins Loring, formerly China Robbins Logeman Robbins Ibsen and Edward D., her husband dated January 25, 1945 and recorded March 14, 1945 as document number 13465540, in Cook County, Illinois.

### Parcel 3:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 4, 2002 as document number 002109143.

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## EXHIBIT "B"

### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Applicable zoning and building laws and building line restrictions, and ordinances.
3. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
4. Streets and highways, if any.
5. Utility easements, if any, whether recorded or unrecorded.
6. Covenants, conditions, restrictions, easements, permits and agreements of record.
7. Declaration dated ~~May~~ <sup>June</sup> 30, 2004.
8. Schedule B exceptions listed in Near North National Title Corporation Commitment Number N01033862

City of Chicago  
 Dept. of Revenue  
 346275  
 07/21/2004 12:33 Batch 02247 21



Real Estate  
 Transfer Stamp  
 \$1,275.00

STATE TAX  
 STATE OF ILLINOIS  
 JUL. 21. 04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000007367  
 REAL ESTATE  
 TRANSFER TAX  
 0017000  
 FP326660

COUNTY TAX  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUL. 21. 04  
 REVENUE STAMP

# 0000135202  
 REAL ESTATE  
 TRANSFER TAX  
 00085.00  
 FP326670

Property of Cook County Clerk's Office