TICOR TITLE 558537

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WARRANTY DEED



THE GRANTOR, CHAING H. CHOI, married to Julia Choi, of the Town of Palatine, County of Cook, State of Illinois, for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DEGERBERG ACADEMY OF MARTIAL ARTS AND FITNESS, INC., a corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at, 4717 N. Lincoln, Chicago, Illinois

Doc#: 0507002104 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/11/2005 09:09 AM Pg: 1 of 3

The above Space for Recorder's Use only

The following described Coal Estate situated in County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED.

Permanent Real Estate Index Number (s) 13-22-401-001-0000

Address(es) of Real Estate: 3596 N. Milwauke Avenue, Chicago, Illinois

SUBJECT TO: GENERAL TAXES FOR 1HF, YEAR 2004 AND SUBSEQUENT YEARS, SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NO CONFIT COMPLETED; BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD; ZONING AND BUILDING ORDINANCES; ROADS AND HIGHWAYS, IF ANY; PRIVATE, PUBLIC, AND UTILITY EAGEMENTS OF RECORD; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; AND, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (NONE OF WHICH PROVIDE FOR REVERTER), IF ANY; AND, LEAGES, IF ANY.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property.

Ny	Kec Ci	(SEAL)	7,6	_(SEAL)
Chaing H. Choi		(SEAL)	<u>O</u> ,	(SEAL
STATE OF ILLINOIS)		Co	
COUNTY OF COOK) SS.)			

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHAING H. CHOI, personally known to me to be the same person]s whose name]s]is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that]he/she/they signed, sealed and delivered the said instrument as]his/her/their 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 January, 2005.

OFFICIAL SEAL
MICHAEL J SIMKUNAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/01/07

Notary Public

EOX 15

DATED this 25th Day of January, 2005.

0507002104 Page: 2 of 3

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This instrument was prepared by: Mie

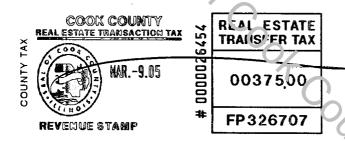
Michael J. Simkunas,

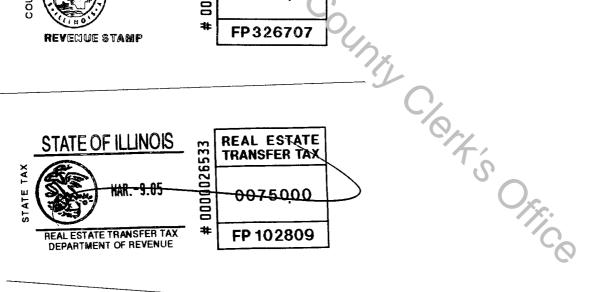
1111 South Boulevard, Oak Park, IL 60302

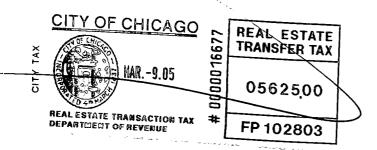
Michael Simkunas
1111 S Boulevano
Dar Pane, Il 60302

SEND SUBSEQUENT TAX BILLS TO:

DEGGRAGALE Algoremy of Mentral May 3596 N Milwaukae Chicago, Il.







0507002104 Page: 3 of 3

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000558527 OC STREET ADDRESS: 3596 N. MILWAUKEE

CITY: CHICAGO COUNTY: COOK COUNTY

TAX NUMBER: 13-22-401-001-0000

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 1 IN SUBDIVISION NO. 1 OF MILWAUKEE AVENUE LAND ASSOCIATION SURDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION .2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL WEST
PANGE 1. MERIDIAN LYING SOUTHWEST OF MILWAUKEE AVENUE, (EXCEPT RAILROAD) IN SECTION 22, TOWNSHIP 40 NORTH PANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS