

SPECIAL WARRANTY DEED  
(Individual)

UNOFFICIAL COPY



Doc#: 0509020124  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/31/2005 11:49 AM Pg: 1 of 4

THIS INDENTURE, made this 25TH day of MARCH, 2005 between Fortune Investments, LLC, an Illinois 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.

RECORDER'S STAMP

Suk Joon Kim, 208 W. Frontage Road, Northfield, IL 60093

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 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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, his/her 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, his/her 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 our under it, it WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act, encroachments, if any; unrecorded utility easements.

Permanent Real Estate Index Number(s): 10-16-430-008-0000; 10-16-430-009-0000;  
10-16-430-010-0000; 10-16-430-020-0000

Address(es) of real estate: 8828 Niles Center Road, Unit 309 & P.S. 29 & Storage Locker #23, Skokie, Illinois 60077

8265 266 - 2500459  
1/3

BOX 333-CP

Y/C

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

NAR. 30. 05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001335

REAL ESTATE TRANSFER TAX

0030850

FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

NAR. 30. 05

REAL ESTATE TRANSFER TAX

# 0000001398

0015425

FP 103034

REVENUE STAMP

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

Fortune Investments, LLC,  
an Illinois limited liability company

By: [Signature]  
Mohamed Abdul Mathin, Its Member Manager

STATE OF FLORIDA     )  
  )     SS.  
COUNTY OF ORANGE    )

I, YUSUFF MOHAMED, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that M. ABDUL MATHIN as Member Manager of Fortune Investments, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such \_\_\_\_\_ appeared before me this day in person and acknowledged that \_\_\_\_\_ signed and delivered said instrument as \_\_\_\_\_ own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Yusuff Mohamed Given under my hand and Notarial Seal this 24<sup>TH</sup> day of MARCH, 2005.  
Commission # DD352173  
Expires: SEP. 02, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.



[Signature]  
Notary Public

My Commission Expires: 9/2/08

SEND SUBSEQUENT TAX BILLS TO:

Fortune Investments, LLC  
(Name)  
P.O. Box 187  
(Address)  
Skokie, IL 60076  
(City, State and Zip Code)

Sook Joon Kim  
(Name)  
8828 Niles Center Road, Unit 309  
(Address)  
Skokie, IL 60077  
(City, State and Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$927.00  
Skokie Office 03/22/05

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

UNIT NO. 309 IN SKOKIE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL A:

LOTS 4 TO 12 BOTH INCLUSIVE, IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

### PARCEL B:

LOTS 1, 2 AND 3 IN BLOCK 25 IN THE BRONX, A SUBDIVISION OF PART OF THE SOUTH EAST ¼ OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, (EXCEPTING THEREFROM THE EAST 7 FEET AS CONDEMNED FOR WIDENING OF CICERO AVENUE IN CASE NO. 63866) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 8, 2005 AS DOCUMENT 0503919041, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-29 AND S-23, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503919041.