

GIT

UNOFFICIAL COPY

435 3567 (1/3)

SPECIAL WARRANTY DEED

THE GRANTOR, FOSTER STREET DEVELOPMENT, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, GRANTS and CONVEYS to ~~KYLE HYUNSUK~~ KIM and SHARON LEE, of 135 Rio Robles East, San Jose, California 95134, GRANTEES, as tenants by the entirety and not as joint tenants with right of survivorship nor as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*HYUNSUK

435 3567



Doc#: 0514347039
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/23/2005 09:17 AM Pg: 1 of 2

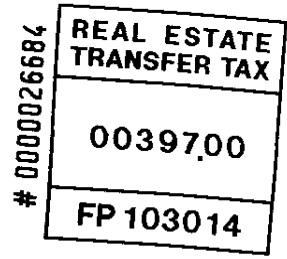
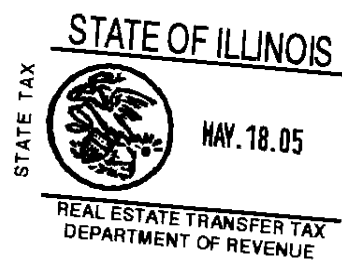
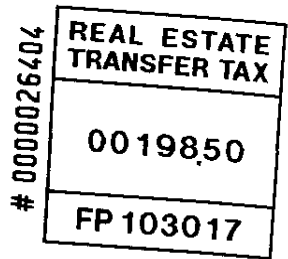
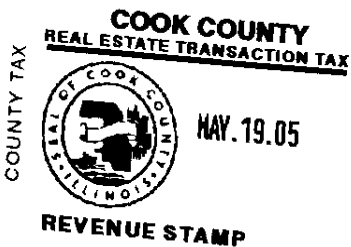
LEGAL DESCRIPTION:

PARCEL 1: UNIT 821-3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS OF THE EVANSHIRE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0510903107 IN LOTS 8 AND 9 IN BLOCK 2 IN WHEELER AND OTHERS SUBDIVISION OF THAT PART LYING WEST OF SHERMAN AVENUE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING LIMITED COMMON ELEMENT PG 821-3N AND PS-821-3N, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.



UNOFFICIAL COPY

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, Rights and Easements for the Benefit of Said Unit Set Forth in the Declaration of Condominium, and Grantor Reserves to Itself, its Successors and Assigns as 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.

Since this is new construction, there is no Tenant.

The Grantors Warrant to the Grantee and His Successors in Title That They Have Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That They Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

PERMANENT REAL ESTATE INDEX NUMBER: 11-18-104-021, 11-18-104-022

ADDRESS OF REAL ESTATE: 821 Foster Street, Unit 821-3N, Evanston, IL 60201.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 6th day of May, 2005

CITY OF EVANSTON
Real Estate Transfer Tax **017476**
City Clerk's Office

FOSTER STREET DEVELOPMENT, LLC

PAID MAY 17 2005

AMOUNT \$ 1990⁰⁰

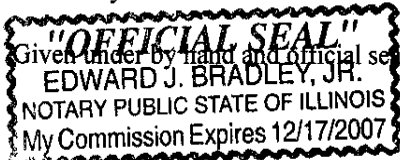
By: Charles R. Staley as Attorney-in-Fact for Gary DeStefano

Charles R. Staley, as Attorney-In-Fact for Gary DeStefano, President of DeStefano Development, Incorporated, Manager

Agent CMD

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles R. Staley, personally known to me to be the Attorney-In-Fact for Gary DeStefano, President of DeStefano Development, Incorporated, Manager, and 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 as such Attorney-in-Fact, he signed and delivered the instrument as his free and voluntary act and as the free and voluntary act and deed of Seller, for the uses and purposes therein set forth.



Given under my hand and official seal, this 6th day of May, 2005

Edward J. Bradley, Jr.
Notary Public

This instrument was prepared by:

Charles R. Staley
Attorney at Law
29 South LaSalle Street, Suite 950
Chicago, IL 60603

After Recording please mail and send Subsequent Tax Bills to:

~~Kyle~~ HyunSuk Kim and Sharon H. Lee
821 Foster Street, Unit 821-3N
Evanston, IL 60201

OR RECORDER'S OFFICE BOX NO. _____