

UNOFFICIAL COPY



Doc#: 0516802008
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/17/2005 08:22 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
(941-45 West College Parkway)

01050991 10/2/05

THIS INDENTURE, made this
17th day of June,
2005 between SOUTH CAMPUS
DEVELOPMENT TEAM, L.L.C., an
Illinois limited liability company,
("Grantor") and Tae Kim and Jung A.
Kim (the "Grantee"),

AS JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, 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:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

Grantor also hereby grants unto Grantee, and Grantee's successors and assigns, as rights and easements appurtenant to the subject real estate described herein, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium for the 941-45 West College Parkway Condominiums, dated as of May 3, 2005, and recorded May 20, 2005 as Document No. 0514027009, as amended from time to time (the "Condominium Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining real property described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Condominium Declaration the same as though the provisions of said Condominium Declaration were recited and stipulated at length herein.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

5

UNOFFICIAL COPY

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) encroachments of the building onto adjoining property; (viii) covenants, conditions, restrictions, permits and agreements of record, including the Condominium Declaration and that certain Amended and Restated Declaration of Easements, Covenants and Restrictions for The University Village Homeowners' Association, dated as of September 22, 2004, and recorded September 22, 2004, as Document No. 0426644060 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (ix) public, private and utility easements; (x) leases and licenses, if any, affecting the Common Elements (as defined in the Condominium Declaration) or the Common Areas (as defined in the Homeowners' Declaration); (xi) Grantee's mortgage, if any; (xii) rights of the public, the City of Chicago and the State of Illinois in and to that part of the property taken and used for roads and highways, if any; (xiii) the Condominium Property Act of the State of Illinois and the City of Chicago Municipal Code; (xiv) the Plat of Subdivision of University Village recorded December 18, 2002 as Document No. 0021409249; (xv) the Plat of Resubdivision of University Village recorded December 22, 2004 as Document No. 0435719024; (xvi) Easement dated July 23, 2004 and recorded August 18, 2004 as Document No. 0423110107; and (xvii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.


UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By: 
Vincent G. Forgione
Its: Executive Vice President

This instrument was prepared by
~~and after recording return to:~~

Jeffrey M. Galkin, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

Tae Kim
943 West College Parkway
Chicago, Illinois 60608

After recording return to:

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

UNIT 943 IN THE 941-45 WEST COLLEGE PARKWAY CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 43.87 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY MOST LINE) OF LOT 4, IN THE RESUBDIVISION OF LOT 2 IN BLOCK 3 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NUMBER 0435719024, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2005, AS DOCUMENT 0514027009, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-943, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT 0514027009.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION RECORDED SEPTEMBER 22, 2004 AS DOCUMENT NUMBER 0426644060.

COMMON ADDRESS: 941-45 WEST COLLEGE PARKWAY, CHICAGO, ILLINOIS

PERMANENT REAL ESTATE TAX INDEX NO: 17-20-232-001-0000

NGEDOCS: 013098.0519:1160795.1