

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

(Individual)

*Being re-recorded to include Parkin*  
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.

Doc#: 0523735079 Fee: \$32.00

Eugene "Gene" Moore  
Cook County Recorder of Deeds

Date: 08/25/2005 07:47 AM Pg: 1 of 5

Doc#: 0509020124

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 03/31/2005 11:49 AM Pg: 1 of 4

### 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 party, 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 & 30 & Storage Locker 23, Skokie, Illinois 60077

\*Deed Re-recorded to correct Address of Real Estate and Legal Description

**BOX 333-CP**

*46c*

*8265 266-2500459  
1/3*

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

MAR. 30. 05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000001335

REAL ESTATE TRANSFER TAX

00308.50

FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR. 30. 05

REVENUE STAMP

856100000

REAL ESTATE TRANSFER TAX

00154.25

FP 103034



**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 <sup>PS-23 &</sup> PS-35 & SL 23, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503919041.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

1 CENTURY TRUST  
IS A TRUST AND NOT A COMPANY

CF DOCUMENT

0509020124

JUN 23 05

RECORDER OF DEEDS, COOK COUNTY