

UNOFFICIAL COPY



Doc#: 0523850018 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2005 02:28 PM Pg: 1 of 5

QUIT CLAIM DEED

Statutory (Illinois)

MAIL TO:

Adrian Cho
P.O. Box 6145
Vernon Hills, IL 60061

NAME AND ADDRESS OF TAXPAYER:

Adrian Cho
P.O. Box 6145
Vernon Hills, IL 60061

RECORDER'S STAMP

THE GRANTOR, ADRIAN G. CHO, married to Susan Cho, of the City of Vernon Hills, County of Lake, State of Illinois, for the consideration of Ten (\$10.00) and No/100 DOLLARS, and other good and valuable considerations in hand paid, **CONVEY(S) and QUIT CLAIM(S)** to **WON CHO AND LINDA CHO**, husband and wife, of the City of Arlington Heights, State of Illinois, not as Tenants in Common, but as **JOINT TENANTS**, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This is not homestead property. TO HAVE AND TO HOLD said premises forever.

PIN:

Property Address: 3401 N. Carriage Way Drive, Unit 308, Arlington Heights, IL 60004

Dated this 11th day of August, 2005.

ADRIAN G. CHO

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ADRIAN G. CHO, is/are personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that he/she/they signed, sealed and delivered the

Given under my hand and notarial seal,

this 11th day of August, 2005

Jonathan Y. Kim
Notary Public



PREPARED BY:
Jonathan Y. Kim, Esq.
1190 S. Elmhurst Rd., #200
Mt. Prospect, IL 60056

Exempt under provisions of Paragraph E

Section 4, of the Real Estate Transfer Act

DATE: August 11, 2005

[Signature]
Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 308 IN THE PARK WELLINGTON AT GEIMER'S GROVE-BUILDING 1 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 2001 AS DOCUMENT NO. 0011092644, IN COOK COUNTY, IL; AND THAT PART OF LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 26 MINUTES 13 SECONDS WEST, 145.12 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 47 SECONDS WEST, 5.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, 26.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST, 46.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST, 26.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 46.03 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083484, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNERS ASSOCIATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 0030083483, AS MAY BE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT NUMBER 30083482 AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-3 AND STORAGE SPACE S-3 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030083484 AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2002 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AS AFORESAID, THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNERS ASSOCIATION, AS AFORESAID AND THE CROSS EASEMENT AND COST SHARING DECLARATION, AS AFORESAID, ALL AS MAY BE AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN AFORESAID DOCUMENTS, AS MAY BE AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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 DECLARATIONS AND AGREEMENTS, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

UNOFFICIAL COPY

THERE WERE NO TENANTS OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

PROPERTY ADDRESS: 3401 N. CARRIAGE WAY DRIVE, ARLINGTON HEIGHTS, IL 60004

PERMANENT INDEX NUMBER(S): 03-08-214-006-0000 UNIT 308
03-08-214-007-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 11, 2005

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

by the said _____

this 11th day of August, 2005

Notary Public Jonathan Y. Kim



This **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 11, 2005

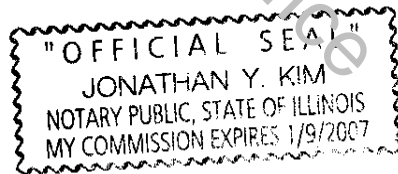
Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

by the said _____

this 11th day of August, 2005

Notary Public Jonathan Y. Kim



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offences.

(Attach to Deed or ABI to be recorded in Cook County, Illinois; if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)