



Doc#: 0529442038 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2005 08:21 AM Pg: 1 of 4

This instrument prepared by:  
Barry Glazer, Esq.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street  
Suite 1000  
Chicago, Illinois 60602

After recording return to:  
Jonathan Kim, Esq.  
Jonathan Kim & Associates  
1190 S. Elm Street, Suite 200  
Mt. Prospect, Illinois 60056

SPECIAL WARRANTY DEED

This Indenture, made as of the 22<sup>nd</sup> day of September, 2005, between 950 W. MONROE STREET DEVELOPMENT, LLC, an Illinois limited liability company, having an address at 1350 East Touhy Avenue, Des Plaines, Illinois 60018, ("Grantor") and SANG JOON KIM & JI HYEON KIM, husband and wife, NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, having an address at 950 W. Monroe Street, Unit 709, Chicago, Illinois 60607 ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

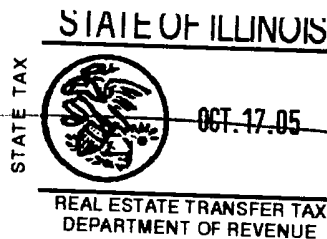
PROPERTY: UNIT 709 & P-70, 950 WEST MONROE STREET, CHICAGO, ILLINOIS 60607

PINS: 17-17-206-004; 17-17-206-005; 17-17-206-006; 17-17-206-010

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

Handwritten notes on the left margin: 142, AND AS, P, 529 2239, CT

Handwritten note: Bot 391



REAL ESTATE TRANSFER TAX
00269.50
# 000089851
FP 102808



# UNOFFICIAL COPY

EXHIBIT "A"

## LEGAL DESCRIPTION

UNIT 709 & P-70  
950 WEST MONROE STREET  
CHICAGO, ILLINOIS 60607

UNIT 709 AND P-70, IN THE RESIDENCES AT 950 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0521012052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PINS: 17-17-206-004; 17-17-206-005; 17-17-206-006; 17-17-206-010

PLEASE MAIL TAX BILLS TO:

Sang Joon Kim & Ji Hyeon Kim  
950 W. Monroe Street, Unit 709  
Chicago, Illinois 60607

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT DUE AND PAYABLE;
2. SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS;
3. APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES;
4. THE DECLARATION OF CONDOMINIUM, INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO;
5. PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT;
6. EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE UNIT AS A CONDOMINIUM RESIDENCE;
7. LEASES, AND LICENSES AFFECTING THE COMMON ELEMENTS;
8. ACTS DONE OR SUFFERED BY GRANTEE;
9. LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE, AND
10. TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.