



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANT

Doc#: 0534841120 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2005 11:45 AM Pg: 1 of 3

Cerk
(1)

THE GRANTOR(S), North Park Tower Condominium, L.L.C., an Illinois limited liability company, of the city of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Justin Lee and Hyung S. Lee, not as tenants in common, but as joint tenants, whose address is 6232 N. Forest Glenn, Chicago, Illinois 60646, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**M*

See Exhibit A attached hereto and made a part hereof

Grantor also hereby grants to 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.

SUBJECT TO:

(1) general real estate taxes not yet due and payable at the time of closing; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (3) applicable zoning and building laws and building line restrictions and ordinances; (4) all rights, easements, restrictions, conditions and reservations of record in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners, of the rights and easements set forth in the Declaration; (5) easements, restrictions, conditions, building set-back lines and reservations of record; (6) provisions of the Act; (7) The Declaration, the By-Laws and all other condominium documents and all amendments and exhibits thereto; (8) easements, encroachments and other matters affecting; (9) acts done or suffered by Buyer or anyone claiming by, through or under Buyer; (10) streets and highways, if any; (11) utility easements, whether recorder or unrecorded; and (12) liens and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 13 11 211 034 0000, 13 11 211 035 0000, 13 11 211 036 0000, 13 11 211 037 0000, 13 11 211 038 0000

Address(es) of Real Estate: 5420 N. Kedzie Avenue 4D, Chicago, Illinois 60625

Dated this 28 day of November, 2005

Heung K. Baek, Manager of
North Park Tower Condominium, L.L.C.,
an Illinois limited liability Company

BOX

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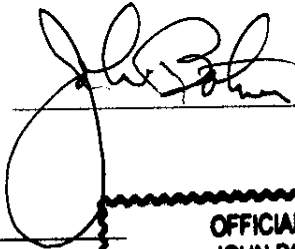
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UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Heung K. Baek, manager of North Park Tower Condominium, L.L.C., an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of November, 2005

 (Notary Public)



Prepared By: John Botner
Attorney at Law
111 West Washington Suite 1667
Chicago, Illinois 60602

Mail To:
Law office of Jay Hwan Chie
4001 W. Devon Suite 310
Chicago, Illinois 60646

Name & Address of Taxpayer:
Justin Lee and Hyung Sub Lee
5420 N. Kedzie Avenue 4D
Chicago, Illinois 60625

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
408450 \$2,962.50
12/13/2005 11:29 Batch 02254 6



COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 13. 05
REVENUE STAMP

0000178979
REAL ESTATE TRANSFER TAX
00197.50
FP326670

STATE OF ILLINOIS
STATE TAX
DEC. 13. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000089485
REAL ESTATE TRANSFER TAX
00395.00
FP326669

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EXHIBIT 'A'

Legal Description

LEGAL DESCRIPTION

PARCEL 1:

UNIT 4D IN THE NORTH PARK TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 14, 15, 16, 17, 18 AND 19 IN THOMASSON AND WHITE'S BALMORAL GARDENS SUBDIVISION, OF BLOCKS 3 AND 4, IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 17, 2005 AS DOCUMENT NUMBER 0529012143, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-16 AND S-16, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0529012143.

Property of Cook County Clerk's Office