

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

4365923

4365923 11

GIT



Doc#: 0606047096 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2006 11:23 AM Pg: 1 of 3

THE GRANTOR, Central Building Management Corporation, a corporation 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Kun Tae Kim

(GRANTEE'S ADDRESS) 226 N. Clinton Street #114, Chicago, Illinois 60611

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes not due and payable at the time of closing; the Act and Code; the condominium documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by the Grantee or anyone claiming by, through or under the grantee; easements, covenants and restrictions of record, if any; leases and licenses affecting the Common Elements or Grantee.

Permanent Real Estate Index Number(s): 13-11-217-017, 13-11-217-018, 13-11-217-019, 13-11-217-020
Address(es) of Real Estate: 3201 W. Balmoral, Unit 102, Chicago, Illinois 60626

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 21st day of February, 2006.

Central Building Management Corporation

By _____
Lucy Babiarz
President

Attest _____
Marek Gajos
Secretary

CITY OF CHICAGO

CITY TAX



FEB. 24. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017654

REAL ESTATE
TRANSFER TAX

0161250

FP 103018

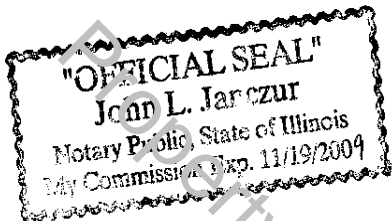
3

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Lucy Babiarcz, personally known to me to be the President of the Central Building Management Corporation, and Marek Gajos, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Lucy Babiarcz and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21ST day of FEBRUARY 2006



[Signature] (Notary Public)

Prepared By: John L. Janczur
140 South Dearborn Street, Suite 1610
Chicago, Illinois 60603-5202

Mail To:

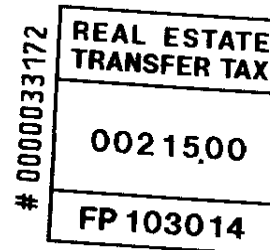
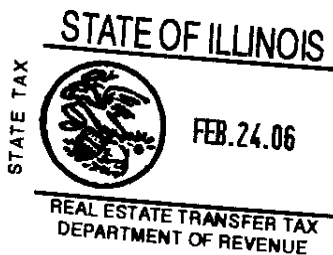
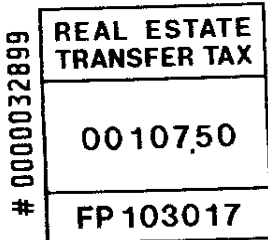
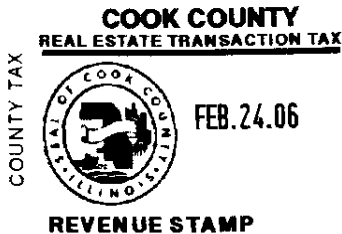
Jeff Horowitz
~~3737 W. Lawrence, Suite C~~
~~Chicago, Illinois 60625~~

KUN TAE KIM
226 N CLINTON ST. 114
CHICAGO, ILLINOIS 60661

Name & Address of Taxpayer:

Kun Tae Kim
~~3201 W. Balmoral, Unit 102~~
~~Chicago, Illinois 60626~~

226 N. CLINTON ST. 114
CHICAGO, ILLINOIS 60661



UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL 1: UNIT 102 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NORTH PARK SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527727092, IN NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. ~~P-17~~ AND STORAGE SPACE NO. S-4, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office