

UNOFFICIAL COPY



Doc#: 0724142098 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2007 11:32 AM Pg: 1 of 3



Chicago Title Insurance Company

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

CR 5502875  
CNO

**THE GRANTOR**, Betancourt Properties, Inc., 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 Christine Kim and Jae Kim, *wife and husband, not as tenants in common or joint tenants but as tenants by the entirety,* (GRANTEE'S ADDRESS) 1849 West North Avenue, #1, Chicago, Illinois 60622

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**


ABRAHAM

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-06-303-006-0000  
Address(es) of Real Estate: 2041 W. Division Street, Unit 302, P-12, Chicago, Illinois 60622

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, this 24th day of August, 2007.

Betancourt Properties, Inc.

By   
Joseph Betancourt  
President

CT

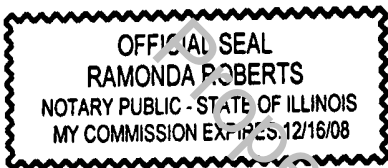
Box 334  
3  
8

# 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 Joseph Betancourt, personally known to me to be the President of the Betancourt Properties, Inc., personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Joseph Betancourt, President he 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 24th day of August, 2007

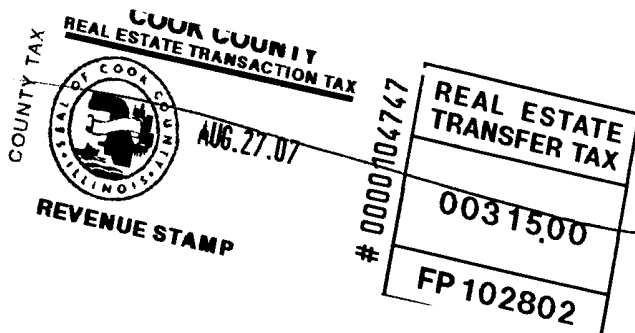
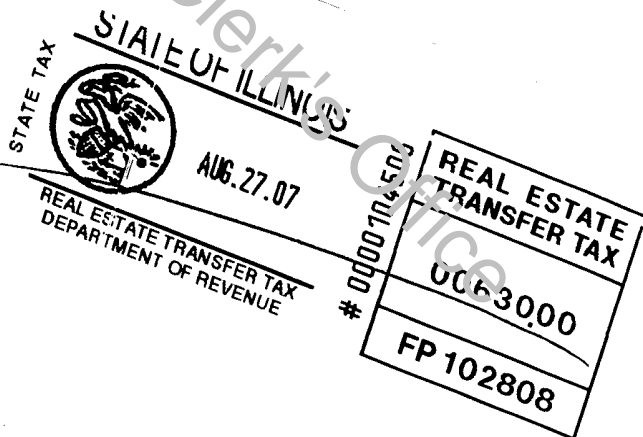
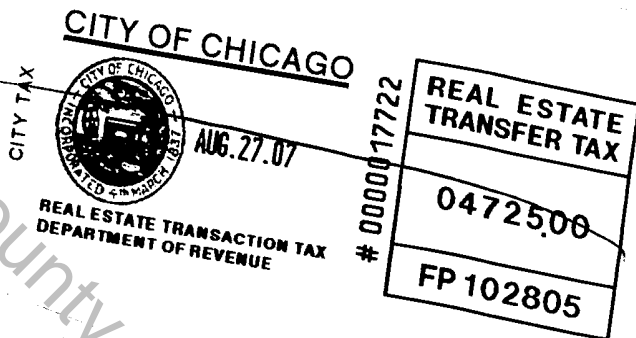


Ramonda Roberts (Notary Public)

**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**  
Edward Seward, Esq.  
P.O. Box 46515  
Chicago, Illinois 60646

**Name & Address of Taxpayer:**  
Christine Kim and Jae Kim  
2041 W. Division Street, Unit 302, P-1012  
Chicago, Illinois 60622



**UNOFFICIAL COPY****EXHIBIT 'A'****Legal Description**

PARCEL 1: 12

UNIT 302, P-~~12~~ IN THE 2041 WEST DIVISION CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 18, 19 AND 20 IN SUBDIVISION OF THE NORTH PART OF BLOCK 1 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0632115062; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, USE, STRUCTURAL SUPPORT AND UTILITIES FOR THE BENEFIT OF PARCEL 1 OVER THE COMMERCIAL AREAS EXCEPTED FROM THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID, AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED ~~0632115061~~ AS DOCUMENT NUMBER 0632115061.

November 17, 2006

PARCEL 3:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER STORAGE AREA (NONE), AND ROOF DECK (R-2), AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

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.