

# UNOFFICIAL COPY

## WARRANTY DEED

CT1838799 STATUTORY (ILLINOIS)  
(CORPORATION TO INDIVIDUAL)

THE GRANTOR, KB HOME Illinois Inc.

2  
A CORPORATION CREATED AND EXISTING UNDER AND BY VIRTUE OF THE STATE OF DELAWARE AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF THE SUM 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, CONVEYS AND WARRANTS TO:

Chong H Pak and Keeyeon Pak, *husband and wife, tenants by the entirety*

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF Cook, IN THE STATE OF ILLINOIS, TO WIT:

PERMANENT INDEX NUMBER  
01-24-100-034-0000 & 01-24-100-035-0000

ADDRESS OF REAL ESTATE  
1060 Ridgeview Drive, Inverness, IL 60110

UNIT NO 177 IN CREEKSIDE AT THE ESTATES AT INVERNESS RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF, IN THE ESTATES AT INVERNESS RIDGE - UNIT 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRICIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 18, 2004, AS DOCUMENT NO. 0423119002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.



0800305154D

Doc#: 0800305154 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2008 11:35 AM Pg: 1 of 2

Above Space For Recorder's Use Only

"SUBJECT TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; (3) CONVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; (4) EASEMENTS EXISTING OR OF RECORD; (5) ACTS DONE OR SUFFERED BY PURCHASER; (6) SPECIAL ENCUMBRANCES OR TAXES FOR IMPROVEMENTS, NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE CLOSING DATE; AND (7) THE STANDARD EXCEPTIONS CONTAINED IN SUCH POLICY (COLLECTIVELY REFERRED TO AS THE "PERMITTED EXCEPTIONS"); AND (8) TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT CLOSING AND WHICH SELLER SHALL SO REMOVE AT CLOSING BY USING FUNDS PAID BY PURCHASER UPON DELIVERY OF THE DEED."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS NAME TO BE SIGNED TO THESE PRESENTS BY AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS 10/30/2007.

KB HOME Illinois Inc.

By:

*Michael A Rheintgen*  
Michael Rheintgen, Vice President, Finance

BOX 333-CP

# UNOFFICIAL COPY

STATE OF ILLINOIS

) SS.

COUNTY OF Cook

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Michael Rheintgen IS PERSONALLY KNOWN TO ME TO BE A VICE PRESIDENT AN OFFICER OF SUCH CORPORATION, AND APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT AS SUCH VICE PRESIDENT HE/SHE SIGNED AND DELIVERED SAID INSTRUMENT, PURSUANT TO AUTHORITY GIVEN BY THE (BOARD OF DIRECTORS OF SAID CORPORATION, AS HIS/HER 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 ON THIS 10/30/2007.

Notary Public

Commission Expiration Date

THIS INSTRUMENT PREPARED BY:

Debra Zaborowski, Agent  
KB HOME Illinois Inc.  
915 National Parkway, Suite F  
Schaumburg, IL 60173-5120

OFFICIAL SEAL  
DEBRA M ZABOROWSKI  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 10/12/10

## MAIL TO:

Young & Young  
332 Ridge  
W. North IL  
60091

## MAIL TAX BILL TO:

Chang Park & Krueger Park  
1060 Ridgeview  
Naperville, IL 60010

THE DEED TO THE SUBJECT UNIT MUST CONTAIN THE FOLLOWING LANGUAGE:

"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 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 PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN."

STATE OF ILLINOIS

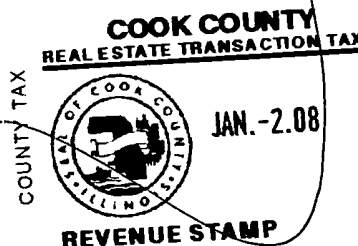


JAN.-2.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000046369

REAL ESTATE TRANSFER TAX	
0073950	
FP 103032	



# 0000046479

REAL ESTATE TRANSFER TAX	
0036975	
FP 103034	