# **UNOFFICIAL COPY**

15837-08-00948

SPECIAL WARRANTY DEED (Illinois)

#### Mail To:

Woojoo Kim Eliza Kim 8609 Waukegan Road Morton Grove, IL 60053

### Name and Address of Taxpayer:

Woojoo Kim Eliza Kim 8609 Waukegan Road Morton Grove, IL 60053



Doc#: 0808049223 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/20/2008 04:06 PM Pg: 1 of 3

The Grantor, Lennar Communities of Chicago L.L.C., an Illinois limited liability company, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

Woojes Kim and Eliza Kim 112 Rivershire Lane Lincolnshire, IL 60069

Grantees, husband and wife, not as joint tenants or tenants in common, but as TENANTS BY THE ENTIRETY, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

#### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

TO HAVE AND TO HOLD said premises as above described not in joint tenuncy or tenancy in common, but in tenancy by the entirety forever.

Subject only to: (i) zoning, building codes, ordinances, regulations, rights or interests vested in the United States of America and the State of Illinois; (ii) real estate and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (iii) utility easements, sower agreements, telephone agreements, cable agreements, telecommunication agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the property; (iv) Declaration of Condominium Ownership for Trafalgar Woods Condominium; (v) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for Cook County; (vi) acts done or suffered by Grantee and any mortgage or deed of trust obtained by Grantee for the purchase of the property; and (vii) the Illinois Condominium Property Act.

And the grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

Lennar Chicago, Inc., an Illinois corporation ("Seller") hereby joins in this Special Warranty Deed as the "Seller" under that certain Real Estate Purchase Agreement for the sale of the Real Estate.

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## **UNOFFICIAL COPY**

Permanent Real Estate Index Number (s): 10-19-103-003

Address of Real Estate:	8609 Waukegan Road Morton Groye, IL 60053
DATED this 29th day of February, 2008.	
GRANTOR:	STATE OF ILLINOIS MEREAL ED
Lennar Communities of Chicago L.L.C. an Illinois limited liability company	MAR. 18.08  REAL ESTATE TRANSFER TAX  00305.00
By: Lennar Chicago, Inc., an Illinois corporation, Managing Member  By: Melissa Mini Authorized Agent	COOK COUNTY  REAL ESTATE TRANSFER TAX  ## FP 103043
SELLER:	TRANSFER TAX
Lennar Chicago (Inc., an Illinois corporation  By:	
Melissa Mini Authorized Agent	NO. 03110 AMOUNTS 95.00 DATE 3505
State of Illinois ) ) ss	BY(V9)D IIS DIFFERENT FROM DEED)
County of Cook)	
Menssia Mini, personally know Illinois corporation, which is the Seller and to be the same person whose name is subperson and acknowledged he/she signed	If for the County and State aforesaid, DO HEREBY CERTIFY that in to me to be an Authorized Agent for Lennar Chicago, Inc., are the Managing Member of the Grantor, and personally known to me scribed to the foregoing instrument, appeared before me this day in and delivered the foregoing instrument, pursuant to the authority ee and voluntary act, and as the free and voluntary act and deed or poses therein set forth.
Given under my hand official seal this 29th	day of February, 2008.
Notary Public	OFFICIAL SEAL CYNTHIA L. GOLDEN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPLOSES

This instrument was prepared by Melissa Mini authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 700, Hoffman Estates, IL 60169-2082

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### **UNOFFICIAL COPY**

15837-08-00948

Property Address: 8609 WAUKEGAN ROAD

MORTON GROVE, IL 60053

Parcel I.D:

10-19-103-003

UNIT 2-3, IN TRAFALGAR WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2, IN WHITE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, WHICH IS 330.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (AS MEASURED ALONG SAID WEST LINE); THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 484.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 830.27 FEET TO A POINT OF INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF A NORTH AND SOUTH ALLEY BETWEEN GFO /E STREET AND OAK PARK AVENUE, IN BLOCK 7 OF SCHRADER'S ADDITION TO MORTON GROVE; THENCE NORTH ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 484.89 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE AND A LINE PARALLEL TO AND 330.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 843.92 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WEST 25.00 FEET OF THE SOUTH 47.5 FEET, CONVEYED TO THE COUNTY OF COOK BY DEED RECORDED AS DOCUMENT 11731392) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT " C " TO THE DECLARATION OF CONDOMINIUM RECORDED May 2, 2007 AS DOCUMENT 0712213008 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. County Clerk's Office

Print Date: 02/29/08