

UNOFFICIAL COPY

STATEMENT TITLE OF ILLINOIS
LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

THIS INSTRUMENT PREPARED
BY:

Robert D. Lattas
Attorney at Law
2220 West North Avenue
Chicago, Illinois 60647



Doc#: 0813001065 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2008 10:24 AM Pg: 1 of 4

564340 1/2

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 2nd day of May, 2008, between 13th & State, L.L.C., a limited liability company 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 ("Grantor"), Hyun Sook Kim ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, a ~~single man~~ ^{married woman}, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Vision on State Condominium and Provisions Relating to Certain Non-Condominium Property ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declarations for the benefit of the remaining property described therein.

yhc

File Number: TM263819

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Units 617 and R230 together with its undivided percentage interest in the common elements in Vision on State Condominium, as delineated and defined in the Declaration recorded as document number 0716222081, as amended from time to time in the Northwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1255 South State Street
Condo 617
Chicago IL 60605

Property of Cook County Clerk's Office

UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declarations the same as though the provisions of the Declarations were recited and stipulated at length herein.


And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs 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, subject only to:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) the Illinois Condominium Property Act;
- (c) the Plat and the Declaration, including all other amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances and other ordinances of record;
- (e) encroachments, if any, which do not materially affect the use of the property as a residence;
- (f) leases and licenses affecting the Common Elements (as defined in the Declaration);
- (g) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the property as a residence;
- (h) any construction easement agreement including all amendments and exhibits thereto;
- (i) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;

Permanent Real Estate Index Number(s): 17-22-100-006-0000
 17-22-100-007-0000
 17-22-100-009-0000
 17-22-100-028-0000

Address of real estate: 1255 South State Street, Unit 617, Parking Space R230, Storage Unit #23, Chicago, Illinois 60603

CHI210178.1

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000044021	REAL ESTATE TRANSFER TAX
	MAY - 7.08		0021900
			FP 102810

UNOFFICIAL COPY

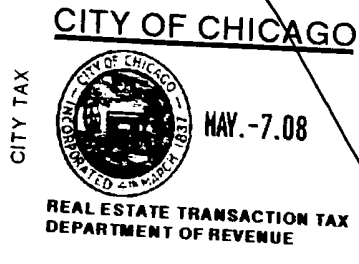
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

13th & State, L.L.C., an Illinois limited liability company

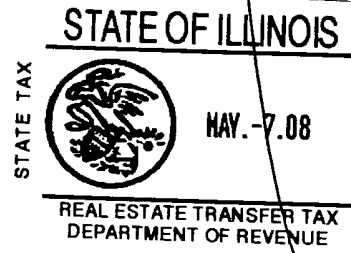
By: *James Carroll*

Is *VP CFO*



REAL ESTATE TRANSFER TAX
0229950
FP 102807

STATE OF ILLINOIS)
) SS.
COUNTY OF *Cook*



REAL ESTATE TRANSFER TAX
0021900
FP 102804

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *James Carroll*, the *VP + CFO* of 13th & State, L.L.C., an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, and, as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this *2* day of *Feb*, 200*8*



Deborah J Camfield
Notary Public

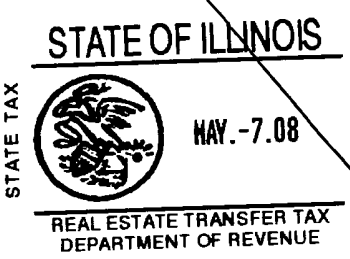
MAIL TO:

Hyun Sook Kim
1255 S. State # 617
Chicago, IL 60605

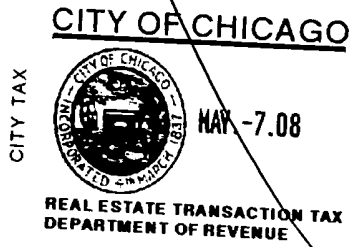
SEND SUBSEQUENT TAX BILLS TO:

Hyun Sook Kim
1255 S. State # 617
Chicago, IL 60605

OR RECORDER'S OFFICE BOX NO. _____



REAL ESTATE TRANSFER TAX
0021900
FP 102804



REAL ESTATE TRANSFER TAX
0229950
FP 102807