



8437983) / 2803880860) b2

SPECIAL WARRANTY DEED

Doc#: 0819141004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2008 09:28 AM Pg: 1 of 3

THIS INDENTURE, made this 2^d day of July, 2008, between **RSD GALEWOOD, LLC**, an Illinois 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**") and **Oliver Yoon and Helen Yoon**, husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety (together as "**Grantee**"), whose address is 6337 W. Roosevelt Rd., Unit 114, Berwyn, IL 60402

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **5240 W. Hanson Ave., Chicago, Illinois**

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

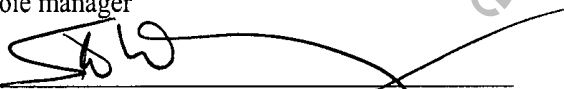
TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:
Scott A. Weisenberg, Esq.
Red Seal Development Corp.
425 Huehl Road, Building 18
Northbrook, IL 60062

RSD GALEWOOD, LLC, an Illinois limited liability company
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,
its sole manager

By: 
Scott A. Weisenberg, General Counsel

BOX 333-CTP

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Weisenberg, personally known to me to be the General Counsel of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD GALEWOOD, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 2nd day of July, 2008.

Kathleen McMahon-Oritz
"OFFICIAL SEAL"
Kathleen McMahon-Oritz
Notary Public, State of Illinois
My Commission Exp. 12/29/2009

Property of Cook County Clerks Office

SEND RECORDED DEED TO:
Guillermo Alvarado, Esq.
Law Office of Guillermo Alvarado
545 S. York Rd., Ste 100
 Bensenville, IL 60106

SEND SUBSEQUENT TAX BILLS TO:
Oliver and Helen Yoon
5240 W. Hanson Ave.
Chicago, Illinois 60639

*Oliver and Helen Yoon
P.O. Box 12671
Chicago IL 60612*

GHV

STATE OF ILLINOIS
JUL.-8.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050417
REAL ESTATE TRANSFER TAX
0034950
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL.-8.08
REVENUE STAMP

0000000496
REAL ESTATE TRANSFER TAX
0017475
FP 103034

CITY TAX
CITY OF CHICAGO
JUL.-8.08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001757
REAL ESTATE TRANSFER TAX
0366975
FP 103033

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

LOT 137 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.

STREET ADDRESS: 5240 W. Hanson Ave., Chicago, Illinois

P.I.N.: Part of 13-33-300-037

SUBJECT TO:

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; (3) SEWER LINE COVENANT MADE BY RSD GALEWOOD, LLC RECORDED MARCH 8, 2007 AS DOCUMENT 0706739002; (4) MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ENCLAVE AT GALEWOOD CROSSINGS MADE BY RSD GALEWOOD, LLC RECORDED ON DECEMBER 10, 2007 AS DOCUMENT 0734434123; (5) TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS CONTAINED IN THE GALEWOOD RESIDENTIAL PLAT OF SUBDIVISION RECORDED MARCH 29, 2007 AS DOCUMENT NO. 0708815072; (6) NOTICE OF RECORDATION OF NO FURTHER REMEDIATION LETTERS RECORDED DECEMBER 10, 2007 AS DOCUMENT 0734434124; (7) AGREEMENT FOR A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND ACCESS TO THE RIGHT OF WAY MADE BY RSD GALEWOOD, LLC AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731122072; (8) NON-EXCLUSIVE, PERPETUAL EMERGENCY EASEMENT FOR VEHICULAR INGRESS AND EGRESS, MADE BY RSD GALEWOOD AND KERASOTES SHOWPLACE THEATRES, LLC RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731133104; (9) NO FURTHER REMEDIATION RECORDED ON FEBRUARY 27, 2008 AS DOCUMENT NUMBER 0805834016.