

UNOFFICIAL COPY



WARRANTY DEED

GIT (7/23)

4391141 1/2

Doc#: 0821157005 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/29/2008 08:20 AM Pg: 1 of 2

THE GRANTOR 3713 North Ashland, L.L.C., 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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Peter Hwan, a single person, of 1205 West Waveland, #1, Chicago, Illinois 60613

all interest all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-20-211-013-0000

Address of Real Estate: 3713 North Ashland, Unit 2S Chicago, Illinois 60613

CITY OF CHICAGO

CITY TAX



JUL 24 08

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

9097000000 #

REAL ESTATE TRANSFER TAX

0472500

FP 103018

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 17 day of July, 2008.

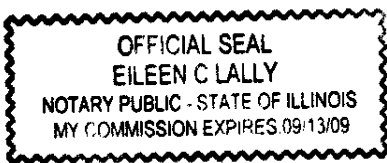
3713 North Ashland, L.L.C.  
an Illinois limited liability company

By: Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Wei Ding, Authorized Representative of 3713 North Ashland, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 3713 North Ashland, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of July, 2008.



NOTARY PUBLIC  
My commission expires on

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 2S IN THE 3713 NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 74 AND 75 (EXCEPT THOSE PARTS TAKEN FOR ROAD PURPOSES) IN OSCAR CHARLES ADDITION TO LANE PARK, SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0818345114, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:  
EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2S, AND STORAGE S-2S, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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.

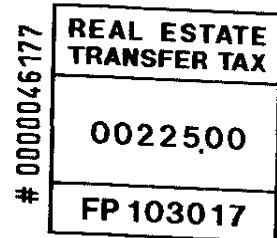
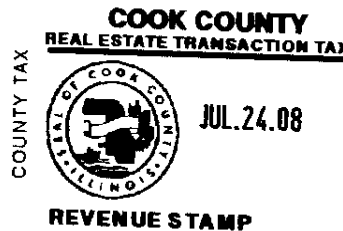
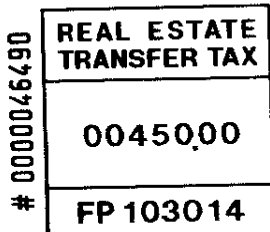
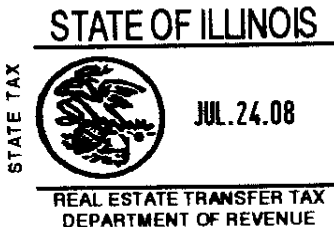
Subject to: (1) general real estate taxes not yet due and payable at the time of closing; (2) covenants, conditions, and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; (4) terms, covenants and conditions of the declaration and all amendments thereto; (5) public and utility easements including any easements established by or implied from the declaration or amendment thereto; (6) party wall rights and agreements; (7) limitations and conditions imposed by the Illinois Condominium Property Act.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-20-111-013-0000

Address of Real Estate: 3713 North Ashland, Unit 2S, Chicago, Illinois 60613

This instrument was prepared by: Eileen C. Lally 111 West Washington, Suite 1401, Chicago, Illinois 60602



UPON RECORDING MAIL TO:

Robert D. Lattas, Esq.  
1905 West Chicago Avenue  
Grayslake, Illinois 60622

SEND SUBSEQUENT TAX BILLS TO:

Peter Hawn  
3713 North Ashland  
Unit 2S  
Chicago, Illinois 60613