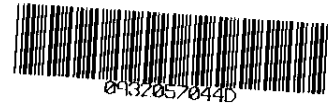


# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY**



Doc#: 0932057044 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/16/2009 12:35 PM Pg: 1 of 3

GIT

(11-6-09)

4397592 1/1

THE GRANTOR, **NAN WABASH, INC.**, an Illinois Corporation, 233 E. Erie, #422, Chicago, IL 60611, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

**KYU OH and CYNTHIA OH**, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety

all interest in the following described Real Estate situated in the **County of COOK** in the **State of Illinois**, to wit:

SEE ATTACHED LEGAL DESCRIPTION

*SUBJECT ONLY TO THE FOLLOWING, IF ANY:*, covenants, conditions, and restrictions of record, public utility easement to which Buyer takes subject shall not unreasonably interfere with Buyer's use and enjoyment of the Premises as a residential condominium and general real estate taxes not due and payable at the time of closing

Permanent Real Estate Index Number: 17-10-135-032-0000 (underlying Tax No.)  
Address of Real Estate: 401 N. Wabash, Unit 41A and parking space 46 & 47, Chicago, IL 60611

Dated this 27<sup>th</sup> day of October, 2009

**NAN WABASH, INC.**

An Illinois Corporation

By: Melanie Radler

Melanie Radler, President

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Melanie Radler in her capacity as President of **NAN WABASH, INC., an Illinois Corporation**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27<sup>th</sup> day of October, 2009







*Melissa A. Flowers* (Notary Public)

Prepared By: **ARTHUR H. EVANS**  
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.  
130 S. Jefferson St., Suite 500  
Chicago, Illinois 60661

Mail to: *Dan S. Hill, Esq.*  
200 West Jackson Blvd.  
Suite 1050  
Chicago, IL 60606

Name & Address of Taxpayer: *Kyu Oh*  
401 N. Wabash Avenue, #41A  
Chicago, IL 60611

CITY TAX	<b>CITY OF CHICAGO</b>	# 0000007280	<b>REAL ESTATE TRANSFER TAX</b>
	 NOV. 10.09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		06900.00 FP 103018
CITY TAX	<b>CITY OF CHICAGO</b>	# 0000007279	<b>REAL ESTATE TRANSFER TAX</b>
	 NOV. 10.09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		17250.00 FP 103018

STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000049518	<b>REAL ESTATE TRANSFER TAX</b>
	 NOV. 10.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		02300.00 FP 103014
COUNTY TAX	<b>COOK COUNTY</b>	# 0000049205	<b>REAL ESTATE TRANSFER TAX</b>
	 NOV. 10.09 REAL ESTATE TRANSACTION TAX REVENUE STAMP		01150.00 FP 103017

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Parcel 1:

UNIT 41A, PARKING SPACE P-46 AND PARKING SPACE P-47, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 401 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0821716050, AND AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AND AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

RIGHT TO USE OF S-2212, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

PROPERTY ADDRESS: 401 N. Wabash Avenue, #41A and parking spaces 46 & 47  
Chicago, IL 60611

PIN: 17-10-135-032-0000