

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTOR(S), **Jah-Won Koo and Jenny K. Lee**, husband and wife, of the Municipality of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to:

Doc#: 0934205064 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2009 02:18 PM Pg: 1 of 3

Jordan Rudnick

A(n) Unmarried/Married Man
(Strike Inapplicable)

(Strike Inapplicable)

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Husband and Wife, Not as Joint Tenants, Not as Tenants in Common, but as Tenants by the Entireties~~
- ~~d) Statutory (Individual to Individual)~~

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL: SEE ATTACHED

Subject to: Covenants, conditions, and restrictions of record; public and utility easements provided, however, that none of the foregoing covenants restrictions, conditions, or easements prevent the use of the Premises as a residence; confirmed or unconfirmed special governmental taxes or assessments; homeowner's association declaration and by-laws; general real estate taxes for the year of 2009 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

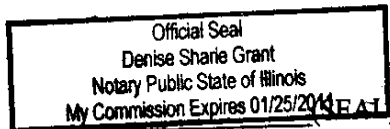
Permanent Real Estate Index Number: **14-31-323-045-0000**

This Property () is () is not Homestead Property

Address of Real Estate: **2046 West Willow Street #C, Chicago IL 60647**

Dated December 1, 2009

Jah-Won Koo (SEAL)
Jah-Won Koo



Jenny K. Lee (SEAL)
Jenny K. Lee



TICOR TITLE 649336

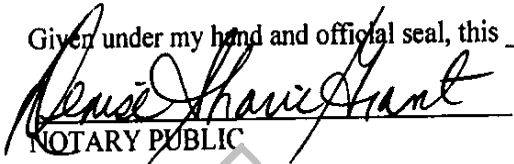
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State of Illinois) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jah-Won Koo and Jenny K. Lee**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act(s), 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 1st day of December, 2009.



NOTARY PUBLIC

This instrument was prepared by:
GMD & Partners, LLC 25 East Washington Street 1454, Chicago IL 60602

MAIL TO:
~~Jordan Rudnick~~
~~2046 West Willow Street #C~~
~~Chicago, IL 60647~~
Jonathan Aven
180 N Michigan Ave 2105
Chicago IL 60601

SEND TAX BILL TO:
Jordan Rudnick
2046 West Willow Street #C
Chicago, IL 60647


CITY TAX

 CITY OF CHICAGO
DEC.-7.09
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012386

REAL ESTATE TRANSFER TAX
05355.00
FP 102803


STATE TAX

 STATE OF ILLINOIS
DEC.-7.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002421

REAL ESTATE TRANSFER TAX
00510.00
FP 102809

COUNTY TAX

 COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC.-7.09
REVENUE STAMP

000002419

REAL ESTATE TRANSFER TAX
00255.00
FP 326707

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000649336 CH
STREET ADDRESS: 2046 WEST WILLOW STREET #C
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-31-323-045-0000

LEGAL DESCRIPTION:

PARCEL 1: THE NORTH 18.01 FEET OF THE SOUTH 59.31 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THROUGH 27, BOTH INCLUSIVE, IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31. TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET. SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 EN SAID BLOCK 3 AFORESAID AND BEING ESTABLISHED BY VACATION ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON THE 27TH DAY OF APRIL 1914 AND RECORDED IN THE RECORDER'S OFFICE OF SAID COOK COUNTY ON THE 27TH DAY OF MAY 1914 AS DOCUMENT NO. 5425936, THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE OF VACATED WILLOW STREET 133.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 23.28 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.0 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 18 10 SECONDS WEST 10.99 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 55.11 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 7.31 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.01 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 4.85 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.02 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 0.96 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 23.28 FEET TO THE SOUTH LINE OF VACATED WILLOW STREET AFORESAID; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 32.62 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 98001388 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.