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WARRANTY DEED Statutory Illinois



Doc#: 1002833036 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2010 09:22 AM Pg: 1 of 5

Above Space for Recorder's use only

THE GRANTOR, **6420 HAMLIN, LLC**, an Illinois limited liability company, created and existing under and by virtue of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members and Managers of said company, CONVEYS and WARRANTS to **KIYOUNG CHIN AND JEONG MI CHIN**, his wife, as JOINT TENANTS, NOT AT TENANTS IN COMMON OR TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO

SUBJECT TO: PERMITTED EXCEPTIONS LISTED ON EXHIBIT B ATTACHED HERETO.


Permanent Real Estate Index Number: Part of 10-35-325-024 0000

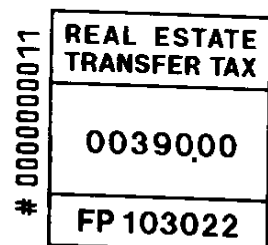
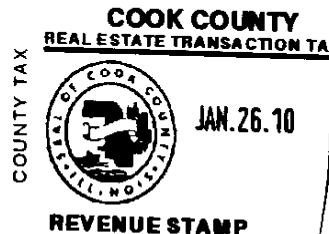
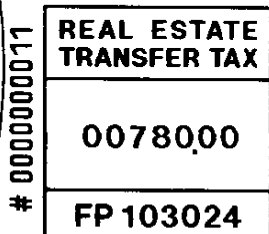
Address of Real Estate: 6420 N. Hamlin, Lincolnwood, Illinois 60712

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Ari Shulman, Manager of 6420 Hamlin, LLC, an Illinois limited liability company, this 20TH day of January, 2010.

6420 Hamlin, LLC,
an Illinois limited liability company

Box 400-CTCC

By: 
Ari Shulman, Manager



8488704 D25L 1003

Property of Cook County Clerk's Office

15/7

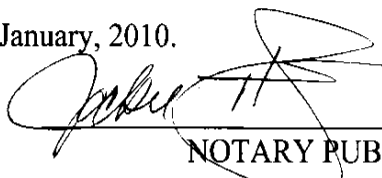
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State of Illinois)
) ss.
 County of Cook)

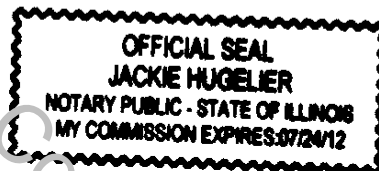
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ari Shulman personally known to me to be the Manager of 6420 Hamlin, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as Manager he signed, sealed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of January, 2010.

Commission expires 7-24-2012


 NOTARY PUBLIC

IMPRESS
SEAL
HERE



This instrument prepared by Fuchs & Roselli, Ltd., 440 W. Randolph St., Ste. 500, Chicago, IL 60606

<p>Mail To:</p> <p>Won Su Kim Won Su Kim & Associates 3139 N. Clybourn Avenue Chicago, Illinois 60618</p>	<p>Name and address of Taxpayer:</p> <p>Ki Young Chin & Jeong Mi Chin 6420 N. Hamlin Chicago, Illinois 60712</p>
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UNOFFICIAL COPY**STREET ADDRESS:** 6420 N HAMLIN**CITY:** LINCOLNWOOD**COUNTY:** COOK**TAX NUMBER:****LEGAL DESCRIPTION:****PARCEL 1:**

THAT PART OF LOTS 3 AND 4 IN FREDERICK W. SHEFFE'S SUBDIVISION OF LOT 12 IN JOHN PROESEL ESTATE PARTITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINING AT THE INTERSECTION OF THE SOUTH LINE OF AN EXTENSION 1 STORY BRICK BUILDING (WHOSE SOUTH WALL IS 0.43 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF AFORESAID LOT 4) EXTENDED EAST TO THE EAST LINE OF AFORESAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF THE EXTERIOR FACE OF AFORESAID 1 STORY BRICK BUILDING AND ITS EXTENSION, ON AN ASSUMED BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.13 FEET TO THE SOUTHWEST CORNER OF AFORESAID 1 STORY BRICK BUILDING; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST ALONG THE WEST EXTERIOR FACE OF A 1 STORY BRICK BUILDING, A DISTANCE OF 70.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST BEING ALONG THE WEST EXTERIOR FACE OF SAID 1 STORY BRICK BUILDING, A DISTANCE OF 7.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EXTERIOR FACE OF SAID 1 STORY BRICK BUILDING A DISTANCE OF 37.63 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 19 SECONDS EAST, BEING ALONG THE CENTERLINE OF A PARTY WALL BETWEEN BRICK BUILDINGS, A DISTANCE OF 46.01 FEET TO A POINT ON THE EXTERIOR FACE OF BRICK WALL; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS WEST, BEING ALONG THE EXTERIOR FACE OF A BRICK WALL, A DISTANCE OF 3.08 FEET TO A CORNER OF A WALL; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS EAST ALONG THE LINE OF THE EXTERIOR FACE OF A 1 STORY BRICK BUILDING AND ITS EXTENSION, A DISTANCE OF 99.48 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 4; THENCE SOUTH 01 DEGREES 14 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE OF LOT 4, A DISTANCE OF 110.52 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT IN, TO UNDER, OVER UPON, THROUGH AND ABOUT PORTIONS OF THE 6430 PROPERTY AND 6440 PROPERTY IN FAVOR OF THE 6420 PROPERTY DESCRIBED ABOVE AS PARCEL 1, AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR 6420-6440 NORTH HAMLIN AVENUE, LINCOLNWOOD, ILLINOIS DATED JUNE 15, 2009 AND RECORDED JUNE 17, 2009 AS DOCUMENT NUMBER 0916831086 BY 6420 HAMLIN, LLC, (DECLARANT) FOR THE PURPOSE OF INGRESS AND EGRESS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Second installment Taxes for the year 2008 and Taxes for 2009.
2. Easement in, upon, under, over and along the west 10 feet of the East 152 feet of the North 101.7 feet of Lot 4 and the West 10 feet of the East 152 feet of the South 70 feet of Lot 4 of the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded November 9, 1962 as Document 18640597.

Easement disclaimer recorded by the Commonwealth Edison Company as document 85338801.
3. Right of the public and quasi public utilities as disclosed by overhead wires located on the East line as shown on survey made by Professionals Associated Survey, Inc. dated March 26, 2008, Order No. 08-79634.
4. 15 foot building line along the East line of the land disclosed by survey made by Professionals Associated Survey, Inc. dated March 26, 2008, Order No. 08-79634.
5. Violation of the 15 foot building line noted on survey prepared by Professionals Associated Survey, Inc., dated March 26, 2008, Order No. 08-79634, by varying distances.
6. Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements by 6420 Hamlin, LLC executed by Declarant on the 26th day of May dated June 25, 2009 and recorded in the Cook County Recorder of Deeds on June 15, 2009 as Document No. 0916831086.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LINCOLNWOOD
CERTIFICATE OF PAYMENT
OF WATER SERVICE CHARGES AND OTHER MONETARY CHARGES
OWED THE VILLAGE**

The undersigned, Director of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: 6420 Hamlin, LLC

Mailing Address: 6420 Hamlin
Lincolnwood, IL 60712

Telephone No.: _____

Attorney or Agent: _____

Telephone No.: _____

Property Address: 6420 Hamlin
Lincolnwood, IL 60712

Property Index Number (PIN): 10-35-325-024-0000

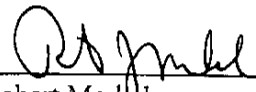
Water Account Number: 102424-000

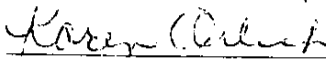
Date of Issuance: 1/18/10

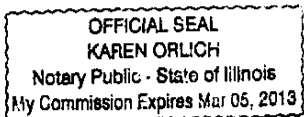
State of Illinois)
County of Cook)

VILLAGE OF LINCOLNWOOD

This instrument was acknowledged before me
on 1/18/10 by Karen Orlich

By: 
Robert Merkel
Finance Director


(Signature of Notary Public)
(SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 20 DAYS AFTER THE DATE OF ISSUANCE.