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Doc#: 1010604063 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2010 10:38 AM Pg: 1 of 6

Return Docs To:
CHARTER TITLE, LLC
414 Chestnut Street
Hinsdale, IL 60521

092017

Trustee's Deed Statutory (Illinois)

THE GRANTOR, **Seon H. Kim, as Trustee**, and not personally, pursuant to the terms of that certain trust agreement called the **Seon H. Kim Revocable Trust**, dated, July 13, 1989, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS AND WARRANTS** to **Seon H. Kim, as trustee of the Seon H. Kim Trust**, dated July 13, 1989, of 1746 Prestwick Dr., Inverness, IL 60067, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of COOK, State of Illinois, to wit:

See Attached Exhibit A

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee, and not personally, pursuant to the terms of that certain trust agreement called and dated **Seon H. Kim Trust**, July 13, 1989.

Subject, however, to the general taxes for the year of 2009 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 03-02-100-060-1022, 03-02-100-060-1133, 03-02-100-060-1134

Property Address: 45 Prairie Park Dr, Unit 310, Wheeling, IL 60090

Dated this 4th day of February, 2010.

Seon H. Kim
Seon H. Kim, not personally, but as Trustee

| | |
|-----|-----------|
| S | <u>Y</u> |
| P | <u>5</u> |
| S | <u>N</u> |
| M | <u>N</u> |
| SC | <u>Y</u> |
| E | <u>Y</u> |
| INT | <u>RL</u> |

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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 Seon H. Kim, as Trustee, and not personally, pursuant to the terms of that certain trust agreement called and dated July 13, 1989, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/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 notarial seal, this 4th day of February, 2010

Maryellen Burke
Notary Public

My commission expires: 4-7-12



Property of Cook County, Illinois
Notary Public's Office

Exempt under provisions
Paragraph 2
Section 35 ILCS 200/31-4
Property Tax Code
2/4/10 Maryellen Burke
Date Buyer, Seller

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THIS DOCUMENT PREPARED BY:

Seon H Kim
1746 Prestwick Dr
Inverness, IL 60067

MAIL TAX BILL TO:

Seon H Kim
1746 Prestwick Dr
Inverness, IL 60067

MAIL RECORDED DEED TO:

Seon H Kim
1746 Prestwick Dr
Inverness, IL 60067

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Escrow File No.: 097267

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EXHIBIT "A"

PARCEL 1: UNITS 1-310, P-1-86, P-1-85 IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0506203148, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1-86 & S-1-85 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

The property referred to in this commitment is commonly known as:

**45 Prairie Park Drive Unit 310, Wheeling, IL, 60090
03-02-100-062-1022, 03-02-100-062-1133 and 03-02-100-062-1134**

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the Laws of the State of Illinois.

Dated: 2.4, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn before me by the said this 4th day of February, 2010.

AGENT
[Handwritten Signature]
Notary Public



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold a title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the Laws of the State of Illinois.

Dated: 2.4, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn before me by the said this 4th day of February, 2010.

AGENT
[Handwritten Signature]
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act

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3/22/2010 1:50 PM FROM: 8472155083 Village of Wheeling TO: 1-630-261-2155 PAGE: 002 OF 002



**2 COMMUNITY BLVD
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692**

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 45 PRAIRIE PARK UNIT 310 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 3/22/2010