

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED**  
Statutory (Illinois)



Doc#: 1023935015 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2010 09:40 AM Pg: 1 of 4

CT1 SA 4633247  
AST AH 210030706  
1 of 2

This instrument is made as of this 13<sup>th</sup> day of August, 2010.

THE GRANTOR, SP GETTYSBURG, LLC, a Delaware limited liability company, of Two Greenwich Plaza, First Floor, Greenwich, CT 06830, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to ANDREW H. KIM, 200 N. Arlington Heights Rd, #207, Arlington Heights, IL 60004 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

*See Exhibit A attached hereto and made a part hereof.*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for Fountains of Arlington Heights Condominium Association (the "Declaration"); (viii) such other matters as to which the title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser.

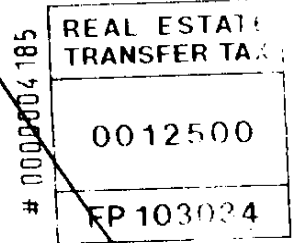
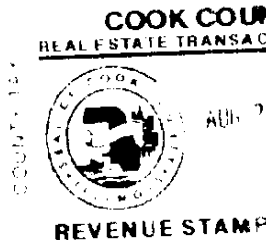
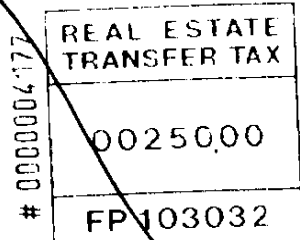
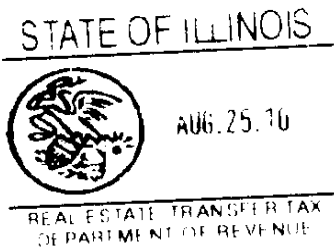
Permanent Real Estate Index Number(s): 03-18-203-009-1108

Address of Real Estate: 701 W. Rand Road, Unit 437, Arlington Heights, IL 60004

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P   
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SC   
INT

**BOX 333-CT**

[Signature Page Follows]



# UNOFFICIAL COPY

Signed and sworn to as of the date hereinabove first written.

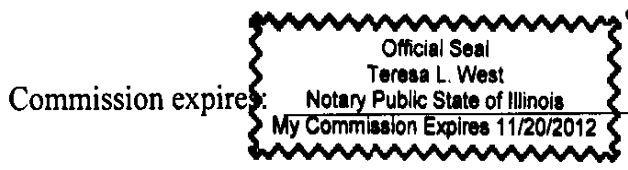
SP Gettysburg, LLC,  
a Delaware limited liability company

By: Dale Cooney or A. Braun his attorney in fact  
Dale Cooney, as Authorized Agent of SP  
GETTYSBURG, LLC by Gregory A. Braun,  
as attorney-in-fact

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dale Cooney, as Authorized Agent of SP Gettysburg, LLC, by Gregory A. Braun, as attorney-in-fact, 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 as Authorized Agent of the Company and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13<sup>th</sup> day of Aug., 2010  
*Teresa L. West*  
Notary Public



*This instrument prepared by Gregory A. Braun, 2 N. LaSalle Street, #1250, Chicago, IL 60602*

Upon Recording, Mail to:  
Jonathan Kim Assoc.  
1190 S. Elmhurst Rd.  
Suite 200  
Mt. Prospect IL 60056

Send Subsequent Tax Bills to:  
Andrew H. Kim  
701 W. Rand Rd #437  
Arlington Heights IL  
60004

## UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 SA4633247 F1

STREET ADDRESS: 701 W. RAND ROAD

APT. 437

CITY: ARLINGTON HEIGHTS

COUNTY: COOK

TAX NUMBER: 03-18-203-009-1108

## LEGAL DESCRIPTION:

PARCEL 1: UNIT 437 IN THE FOUNTAINS OF ARLINGTON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A: THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 200.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF RAND ROAD WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHWESTERLY 303.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WHICH IS 425.0 FEET NORTHWESTERLY AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET, 280.80 FEET TO A POINT ON SAID LINE WHICH IS 200.00 FEET SOUTHEASTERLY, AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE WEST LINE OF THE EAST 673.83 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTHEASTERLY 307.95 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF RAND ROAD WHICH IS 400.0 FEET SOUTHEASTERLY AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF RAND ROAD WITH THE WEST LINE OF THE EAST 673.83 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 305.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO, PARCEL B: THAT PART OF THE NORTHEASTERLY 300.0 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18 WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 200.0 FEET; THENCE SOUTHWESTERLY 303.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET WHICH IS 425.0 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID SOUTHWESTERLY LINE WITH THE EAST LINE OF THE WEST 1/2 OF NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 300.0 FEET, 425.0 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH ALONG SAID EAST LINE, 403.28 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO,

(CONTINUED)

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 SA4633247 F1

STREET ADDRESS: 701 W. RAND ROAD

APT. 437

CITY: ARLINGTON HEIGHTS

COUNTY: COOK

TAX NUMBER: 03-18-203-009-1108

**LEGAL DESCRIPTION:**

PARCEL C: THAT PART OF THE NORTHEASTERLY 300 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF OF THAT PART OF THE EAST 673.83 FEET, AS MEASURED ON THE SOUTH LINE THEREOF OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF RAND ROAD BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 673.83 FEET AS AFORESAID, WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 673.83 FEET AS AFORESAID, 403.28 FEET TO THE INTERSECTION OF SAID WEST LINE WITH SAID LINE 300.00 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID LINE 300.00 FEET SOUTHWESTERLY 200.00 FEET; THENCE NORTHEASTERLY TO A POINT ON THE SOUTHEASTERLY LINE OF RAND ROAD WHICH IS 400.00 FEET SOUTHEASTERLY AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID ROAD, OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF RAND ROAD, 400.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0513219051 AND AMENDED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 0625522171 AND BY INSTRUMENT RECORDED AS DOCUMENT 0703131092; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.