

UNOFFICIAL COPY

This Instrument Prepared by:
George Krasnik
6444 N. Milwaukee Ave
Chicago, IL 60631



Doc#: 1028734008 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2010 08:49 AM Pg: 1 of 4

After Recording return to:

MOON S PYUN
2598 Kingston Rd
Northbrook IL 60062

Send Subsequent Tax Bill to:

MOON S PYUN
2598 Kingston Rd
Northbrook IL 60062

A10-080303 SPECIAL WARRANTY DEED

This Indenture is made as of October 7th, 2010, between S.K.I. DEVELOPMENT CORP., an Illinois corporation ("Grantor"), whose address is 1120 Bette Ln , Glenview, Il 60025 and MOON S. PYUN and NAM S. PYUN* ("Grantee"), whose address is 2598 Kingston Rd, Northbrook, IL 60062
** his wife*

WITNESSETH, that Grantor, for and in consideration of the sum of ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:


SEE ATTACHED LEGAL DESCRIPTION


PROPERTY ADDRESS: 755 N. MILWAUKEE AVE #3C, GLENVIEW, IL
PIN: 04-32-401-200-1006

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Purchased Unit described herein, the rights and easements for the benefit of said Purchased Unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and or assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

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Property of Cook County Clerk's Office

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS OCT. 12. 10	REAL ESTATE TRANSFER TAX	
		# 0000059461	00172.00
			FP 103037

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 12. 10	REAL ESTATE TRANSFER TAX	
		# 0000071753	00086.00
			FP 103042

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of the declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belongings, or in anyway appertaining, and the revision or revisions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth in contract as permitted exceptions.

IN WITNESS WHEREOF, the Grantor has signed these presents as of the day and year first above written.

S.K.I. Development Corp.
An Illinois corporation

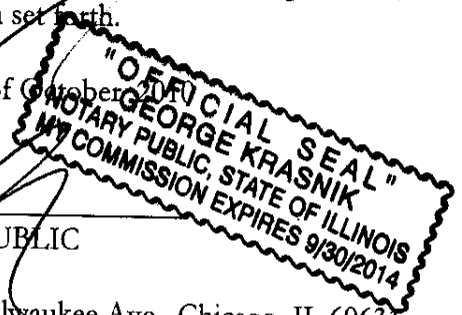
By: [Signature]
Duly Authorized Signatory

State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN SHIN, personally known to me to be a President of S.K.I. Development Corp., an Illinois Corporation 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 and caused the seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act and as the free and voluntary act of said corporation, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of October

Commission expires _____, 20____

NOTARY PUBLIC



This instrument prepared by GEORGE KRASNIK, 6444 N. Milwaukee Ave, Chicago, IL 60631

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First American Title Insurance Company

Commitment Number: A10-0803

**SCHEDULE C
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

UNIT 3C THE GLENVIEW TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726115031, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS: LOT 1 IN S&J SHIN'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN ISSC IV SUBDIVISION, A SUBDIVISION OF THAT PART LYING EAST OF THE CENTER LINE OF MILWAUKEE AVENUE OF THE SOUTH 283.28 FEET OF LOT 12 (EXCEPT THE EAST 528.0 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS OF LAND:

PARCEL 1:

A PARCEL OF LAND CONTAINED ABOVE AND BELOW LOT 1 IN S&J SHIN'S SUBDIVISION BEING A RESUBDIVISION OF ISSC IV SUBDIVISION, A SUBDIVISION OF THAT PARTY LYING EAST OF THE CENTER LINE OF MILWAUKEE AVENUE OF THE SOUTH 283.28 FEET OF LOT 12 (EXCEPT THE EAST 528.00 FEET THEREOF), IN COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 669.72 FEET ABOVE GLENVIEW VILLAGE DATUM AND THAT CERTAIN OTHER PLANE LOCATED 679.32 FEET ABOVE GLENVIEW VILLAGE DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PLAT OF LAND: COMMENCING 33.61 FEET SOUTH OF THE NORTH LINE OF TO 1 AND 20.26 FEET EASTERLY OF THE SOUTHWEST LINE OF LOT 1 A DISTANCE OF 68.62 FEET TO A POINT, THENCE EAST A DISTANCE OF 9.95 FEET TO A POINT; THENCE NORTH A DISTANCE OF 21.32 FEET TO A POINT THENCE WEST A DISTANCE OF 4.28 FEET TO A POINT, THENCE NORTH A DISTANCE OF 8.81 FEET TO A POINT, THENCE EAST A DISTANCE OF 10.16 FEET TO A POINT, THENCE NORTH A DISTANCE OF 8.85 FEET TO A POINT; THENCE WEST A DISTANCE OF 9.76 FEET TO A POINT THENCE NORTH A DISTANCE OF 7.96 FEET TO A POINT, THENCE EAST A DISTANCE OF 4.24 FEET TO A POINT, THENCE NORTH A DISTANCE OF 15.35 FEET TO A POINT, THENCE WEST A DISTANCE OF 41.94 FEET TO A POINT; THENCE SOUTHWESTERLY A DISTANCE OF 12.53 FEET TO A POINT OF COMMENCING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL B:

THAT PART OF LOT 1 IN S & J SIN'S SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN ISSC IV SUBDIVISION, A SUBDIVISION OF THAT PART LING EAST OF THE CENTER LINE OF MILWAUKEE AVENUE OF THE SOUTH 283.28 FEET OF LOT 12 (EXCEPT THE EAST 528.00 FEET THEREOF), IN COOK COUNTY CLERK'S DIVISION OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; COMMENCING AT A POINT 9.79 FEET NORTH AND 1.40 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF LOT 1, A DISTANCE OF 54.50 FEET TO A POINT THENCE WEST A DISTANCE OF 19.50 FEET TO A POINT THENCE SOUTH A DISTANCE OF

54.50 FEET TO A POINT THENCE EAST A DISTANCE OF 19.50 FEET TO THE POINT OF COMMENCING, ALL IN COOK COUNTY, ILLINOIS.