

# UNOFFICIAL COPY



11054340680

PREPARED BY AND AFTER RECORDING  
RETURN TO:

Courtney E. Mayster  
**MUCH SHELIST**  
191 North Wacker Drive  
Suite 1800  
Chicago, Illinois 60606.1615

Doc#: 1105434068 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2011 11:06 AM Pg: 1 of 6

*The above space for Recorder's Use Only*

## WARRANTY DEED

**THIS WARRANTY DEED** is made as of the 16 day of February, 2011, by **JOSEPH C. YOON** and **MI RAN YOON**, as joint tenants (collectively, the "**Grantor**"), having an address of 6037 1/2 North Cicero Avenue, Chicago, Illinois 60646, to **JWS CHARTER SPECIAL ASSETS LLC**, an Illinois limited liability company (the "**Grantee**") having an address of 1144 West Fulton Street, Suite 210, Chicago, Illinois 60607.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all right, title and interest of Grantor in and to the Real Estate, more particularly described on Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging.

Subject, however, to the matters set forth in Exhibit "B" attached hereto and made a part hereof.

Execution, delivery and acceptance of this Warranty Deed shall not be construed to create or effectuate a merger of the mortgage lien held by JWS Charter Special Assets LLC with the interest conveyed under this Warranty Deed. JWS Charter Special Assets LLC, its successors and assigns shall retain and reserve the right to foreclose the lien of JWS Charter Special Assets LLC's mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Warranty Deed.

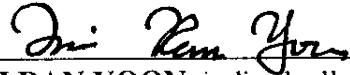
**Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act.**

*[Remainder of Page Intentionally Left Blank—Signature Page Follows]*

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**GRANTOR:**

  
\_\_\_\_\_  
JOSEPH C. YOON, individually

  
\_\_\_\_\_  
MIRAN YOON, individually

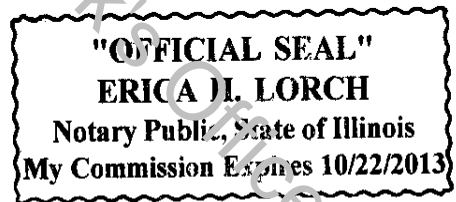
STATE OF ILLINOIS     )  
                                  ) SS:  
COUNTY OF COOK     )

I, ERICA J. LORCH, a notary public in and for the County and State aforesaid, do hereby certify that **JOSEPH C. YOON**, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10 day of February, 2011.

My Commission expires: 10/22/2013

  
\_\_\_\_\_  
Notary Public




**SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:**

JWS Charter Special Assets LLC  
1144 West Fulton Street  
Suite 210  
Chicago, Illinois 60606  
Attention: Victor Michel

# UNOFFICIAL COPY

**GRANTOR:**

  
\_\_\_\_\_  
JOSEPH C. YOON, individually

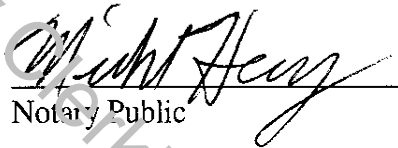
  
\_\_\_\_\_  
MI RAN YOON, individually

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, Michael Hendzel, a notary public in and for the County and State aforesaid, do hereby certify that MI RAN YOON, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of February, 2011.

My Commission expires: 12/14/13

  
\_\_\_\_\_  
Notary Public

**SEND ALL FUTURE TAX BILLS TO THE GRANTEE AT THE ADDRESS SET FORTH BELOW:**

JWS Charter Special Assets LLC  
1144 West Fulton Street  
Suite 210  
Chicago, Illinois 60606  
Attention: Victor Michel



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## EXHIBIT "A" TO WARRANTY DEED

### LEGAL DESCRIPTION OF PROPERTY

UNIT NUMBER 212 IN THE BALMORAL PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 980 TO 984 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26370707 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-12-214-052-1057

ADDRESS: 2606 WEST BALMORAL AVENUE, UNIT 212, CHICAGO, ILLINOIS 60625

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## EXHIBIT "B" TO WARRANTY DEED

### PERMITTED EXCEPTIONS

The exceptions to title set forth on Schedule B of Chicago Title Insurance Company commitment number 1401 008839420.

Property of Cook County Clerk's Office



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## STATEMENT BY GRANTOR AND GRANTEE

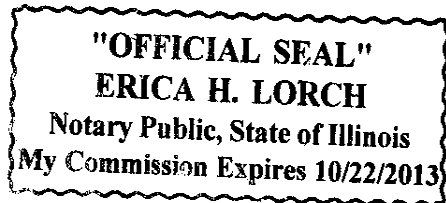
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 2/16, 2011

Signature:   
Grantor or Agent

Subscribed and sworn to before me by the said Joseph J. Vonn this 16th day of FEB, 2011.

Notary Public 



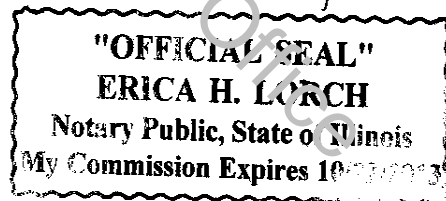
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2/16, 2011

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said Joseph J. Vonn this 16th day of FEB, 2011

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 of 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 200/31-45 of the Illinois Real Estate Transfer Tax Act.)