

# UNOFFICIAL COPY



12019160700

After Recording Return to:  
~~UNITED LENDER SERVICES CORP~~  
Attn: ~~MIKE MOFFAT~~ James Zazakis  
2000 CLIFF MINE ROAD SUITE 610  
PITTSBURGH, PA 15275  
File No. 16923  
4315 N Lincoln  
Chicago IL 60618

Doc#: 1201916070 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/19/2012 12:38 PM Pg: 1 of 5

Name & Address of Taxpayer:  
ROBERT J. SUTTON AND STEPHANIE C. SUTTON  
3252 WEST CULLOM AVENUE, UNIT 3  
CHICAGO, IL 60613  
60618  
3954 N  
Fairfield  
Unit 12

Tax ID No.:  
13-24-200-043

## SPECIAL WARRANTY DEED

110833

THIS INDENTURE made and entered into on this 13 day of Dec 2011, by and between WOONG Y. UIM, AN UNMARRIED MAN, of 3954 NORTH FAIRFIELD 12, CHICAGO, IL 60618 hereinafter referred to as Grantor(s) and ROBERT J. SUTTON AND STEPHANIE C. SUTTON, AS HUSBAND AND WIFE, of 3252 WEST CULLOM AVENUE, UNIT 3, CHICAGO, IL 60613, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of THREE HUNDRED TWENTY THOUSAND (\$320,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in COOK County, Illinois:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: 0015620052 Recorded: 0010512006

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

City of Chicago  
Dept. of Revenue  
618175



Real Estate  
Transfer  
Stamp  
\$3,360.00

Batch 4,053,086

1/19/2012 11:35  
dr00193

STATE OF ILLINOIS	
STATE TAX	JAN. 19. 12
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000007503	REAL ESTATE TRANSFER TAX
	0032000
	FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
JAN. 19. 12



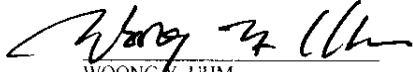
# 0000007336	REAL ESTATE TRANSFER TAX
	0016000
	FP 103042

Handwritten notes and signatures at the bottom right of the page.

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Assessor's parcel No. 13-24-200-043


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

  
WOONG K. UHM

STATE OF Illinois  
COUNTY OF COCK

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT WOONG K. UHM is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10 day of Dec, 2011

  
Notary Public  
Patricia Ann Dood  
My commission expires 4/10/2014



COCK County Clerk's Office

# UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC, Esq.  
8940 Main Street  
Clarence, NY 14031

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.  
Date: Dec. 12, 2011

  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

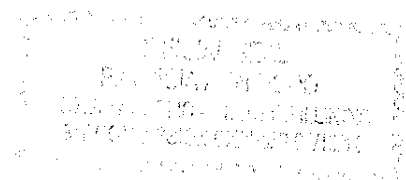
# UNOFFICIAL COPY

### 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 12/12, 20 11

Signature: [Handwritten Signature]  
Grantor or Agent



Subscribed and sworn to before me

By the said WAGNE Y. UHM  
This 12 day of Dec, 20 11  
Notary Public Patricia Ann Wood

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 title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20 \_\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Notary Public of Cook County Clerk's Office

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EXHIBIT A  
LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF COOK, AND STATE OF IL AND BEING DESCRIBED IN A DEED DATED 05/23/2006 AND RECORDED 06/05/2006 IN INSTRUMENT NUMBER: 0615620050 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF CHICAGO COOK COUNTY, ILLINOIS TO WIT:

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID;

THENCE NORTH 89 DEGREES 19' 27" EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID.

THENCE SOUTH 01 DEGREES 31' 40" EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD;

THENCE CONTINUING SOUTH 01 DEGREES 34' 40" EAST ALONG THE WEST LINE OF SAID LOT 2, 50.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 28' 20" EAST, 12.42 FEET;

THENCE SOUTH 00 DEGREES 40' 33" EAST, 34.00 FEET;

THENCE SOUTH 88 DEGREES 28' 20" WEST, 61.92 FEET TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 01 DEGREES 31' 40" WEST, ALONG THE WEST LINE OF LOT 2, 34.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

CONTAINING 2,114 SQUARE FEET OR 0.0485 ACRES, MORE OR LESS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOME OWNERS' ASSOCIATION RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

COMMONLY KNOWN AS 3954 N. FAIRFIELD, CHICAGO, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND THE SUCCESSORS AND ASSIGNS OF GRANTEE, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

PARCEL NUMBER: 13-24-200-043

PROPERTY COMMONLY KNOWN AS: 3954 NORTH FAIRFIELD, UNIT 12, CHICAGO, IL 60618

