

# UNOFFICIAL COPY



12123420360

Doc#: 1212342036 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/02/2012 09:44 AM Pg: 1 of 4

This Instrument was prepared by:  
BARRY GLAZER, ESQ.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street  
Suite 1000  
Chicago, Illinois 60602

After recording, please mail to:  
RANDY BOYER, ESQ.  
Zucker & Boyer, Ltd.  
3223 Lake Avenue  
Suite 15C-303  
Wilmette, Illinois 60091

Please Mail Tax Bills to:  
JAMES H. KIM  
600 N. KINGSBURY STREET  
UNIT 506  
CHICAGO, IL 60654

## WARRANTY DEED STATUTORY (ILLINOIS)

THE GRANTOR, **PARK PLACE CHICAGO, LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to **JAMES H. KIM**, GRANTEE, whose address is at 630 North State Street, Unit 2006, Chicago Illinois 60654, the following described parcel of real estate situated in the County of Cook, State of Illinois, to wit:

SEE RIDER CONTAINING LEGAL DESCRIPTION  
ATTACHED HERETO AS EXHIBIT "A"  
AND  
SUBJECT TO PERMITTED EXCEPTIONS  
ATTACHED HERETO AS EXHIBIT "B"  
AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

PROPERTY: 600 North Kingsbury Street, Units 506 and P-501, Chicago, Illinois 60654

PINS: 17-09-126-022-1364; 17-09-126-022-1374

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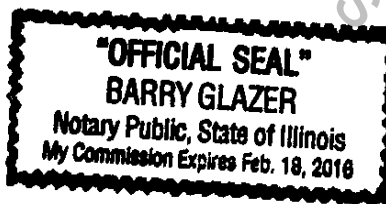
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this  
19th day of March, 2012.



**PARK PLACE CHICAGO, LLC,**  
an Illinois limited liability company  
By: Stonegate Development of Illinois, Inc.,  
an Illinois corporation  
Its: Manager  
By: *Terrence A. Sommerfeld*  
**TERRENCE A. SOMMERFELD**  
Its: President


STATE of ILLINOIS     )  
                                  ) SS  
COUNTY of COOK     )

On this 19th day of March, 2012 before me, the undersigned Notary Public, personally appeared, TERRENCE A. SOMMERFELD, the President of Stonegate Development of Illinois, Inc., an Illinois corporation, the Manager of Park Place Chicago LLC, an Illinois limited liability company and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and deed, and on behalf of the company as aforesaid, for the uses and purposes therein mentioned.

*Barry Glazer*  
Notary Public



REAL ESTATE TRANSFER		03/19/2012
	COOK	\$675.00
	ILLINOIS:	\$1,350.00
	TOTAL:	\$2,025.00
17-09-126-022-1364   20120301601681   Q2X1NQ		

REAL ESTATE TRANSFER		03/19/2012
	CHICAGO:	\$10,125.00
	CTA:	\$4,050.00
	TOTAL:	\$14,175.00
17-09-126-022-1364   20120301601681   R7GV21		

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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNITS 506 AND P-501  
600 NORTH KINGSBURY STREET  
CHICAGO, ILLINOIS 60654

#### PARCEL A:

UNITS 506 AND P-501 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN PARK PLACE CHICAGO CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AS AMENDED FROM, TIME TO TIME, IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL B:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT 0020921138.

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

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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## EXHIBIT "B"

### PERMITTED TITLE EXCEPTIONS

1. LIEN FOR FUTURE CONDOMINIUM ASSESSMENTS IN FAVOR OF PARK PLACE CHICAGO CONDOMINIUM ASSOCIATION.
2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 21, 2002 AS DOCUMENT NO. 0020921139, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
3. COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED AUGUST 21, 2002 AS DOCUMENT NO. 0020921138 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
4. TERMS AND PROVISIONS AS CONTAINED IN COVENANT REGARDING THE COMMON SEWER LINES RECORDED APRIL 10, 2001 AS DOCUMENT NO. 0010284464.  
  
(AFFECTS COMMON ELEMENTS)
5. RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE BED OF THE NORTH BRANCH OF THE CHICAGO RIVER; ALSO RIGHTS OF THE PROPERTY OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID RIVER.  
  
(AFFECTS COMMON ELEMENTS)
6. RIGHTS OF CHICAGO TUNNEL COMPANY BY VIRTUE OF FREIGHT TUNNELS LOCATED UNDER THE LAND, AS DISCLOSED BY LETTER FROM JOHN L. PUFUNT, COORDINATOR OF PUBLIC UTILITIES, DATED NOVEMBER 14, 1986.  
  
(AFFECTS COMMON ELEMENTS)
7. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.