

UNOFFICIAL COPY



13080550500

MAIL TO:
Elinor Golod/Fso
241 W. Wacker Dr Ste 1250
Chicago IL 60606

Doc#: 1308055050 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 11:44 AM Pg: 1 of 3

SEND TAX BILL TO:
Richard W. Balentine
3000 W Lawrence Unit 26
Chicago IL 60625

PTC 13205

1 of 2

WARRANTY DEED

PRECISION TITLE

THE GRANTORS, CHARLES CHOI, MARRIED TO YOUNG BOK CHOI and ANGEL CHOI, not married, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to GRANTEE, RICHARD W. BALENTINE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

NOT HOMESTEAD PROPERTY FOR GRANTOR, GRANTOR, CHARLES CHOI AND SPOUSE, YOUNG BOK CHOI.

Property Address: 3000 W. Lawrence Ave., Unit 2G, Chicago, IL 60625

PIN: 13-12-315-027-1007

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Dated this 16 day of March 2013.

GRANTORS:

[Signature]
CHARLES CHOI

[Signature]
ANGEL CHOI

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LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT

Property Address: 3004 W. Lawrence Ave., Unit 2G, Chicago, IL 60625

PIN: 13-12-315-027-1007

STATE OF ILLINOIS)

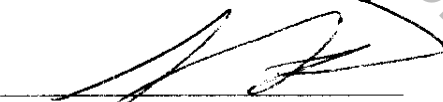
) ss

COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES CHOI and ANGEL CHOI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18 day of March 2013.

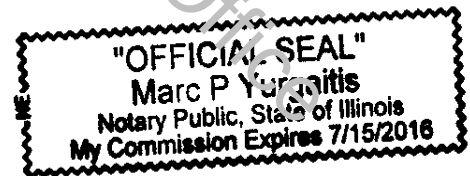

Notary Public

REAL ESTATE TRANSFER 03/19/2013



CHICAGO: \$1,057.50
CTA: \$423.00
TOTAL: \$1,480.50

13-12-315-027-1007 | 20130301603930 | MWTNTT



REAL ESTATE TRANSFER 03/19/2013



COOK \$70.50
ILLINOIS: \$141.00
TOTAL: \$211.50

13-12-315-027-1007 | 20130301603930 | WH4EQB

This instrument was prepared by Richard Kim, 5765 N. Lincoln, Suite 26, Chicago, IL 60659

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LEGAL DESCRIPTION

EXHIBIT "A"

File Number: PTC13205

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PERMANENT INDEX NO.: 13-12-315-027-1007

PARCEL 1:

UNIT 2G IN LAWRENCE TOWER POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 41 TO 44, INCLUSIVE IN KLEIN'S SUBDIVISION OF THE SOUTH ½ OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTH EAST ¼ OF SECTION 11 AND THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 21, 2006 AS DOCUMENT NUMBER 0605245088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-6, AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED FEBRUARY 21, 2006, AS DOCUMENT NUMBER 0605245088.

3000 W. LAWRENCE AVENUE, UNIT 2G,
CHICAGO IL 60625

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$169,200.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee."