UNOFFICIAL COPY

1314328

Doc#: 1319326030 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/12/2013 10:35 AM Pg: 1 of 4

SPECIAL WARRANTY DEED Statutory (Illinois)

THE GRANTOR, KSW DEVELOPMENT, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in han I Paid, CONVEYS and WARRANTS to Weekyun Kee and Yoonju Kim, husband and wife, 737 W. Washington, Unit 1104, Chicago, IL 60661 (the "GRANTEE"), as tenants by the entirety, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

+ MARRIED WOMAN FOR

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (tipe "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restriction. Covenants and By-Laws for the 2353 West Belden Condominium Association (the "Declaration"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Numbers: 14-31-105-001-0000 and 14-31-105-002-0000 (underlying property)

Address of Real Estate: 2353 W. Belden, Unit 3S, Chicago, Illinois, 60647

REAL ESTATE TRANSFER		05/15/2013
	COOK	\$171.00
	ILLINOIS:	\$342.00
	TOTAL:	\$513.00

14-31-105-001-0000 | 20130501604013 | 2BL0Y2

REAL ESTATE TRANSFER		05/15/2013
	CHICAGO:	\$2,565.00
	CTA:	\$1,026.00
	TOTAL:	\$3,591.00

14-31-105-001-0000 | 20130501604013 | 1CCBM3





1319326030D Page: 2 of 4

UNOFFICIAL COPY

Dated as of the 15th day of May, 2013

KSW DEVELOPMENT, LLC an Illinois limited liability company

Bv:

Gregory Whipple Manager

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in an 1 for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Gregory Viripple, Manager of KSW DEVELOPMENT, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the toregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein ser forth.

GIVEN under my hand and official seal, this 13th day of May, 201



This instrument prepared by Gregory A. Braun, P.C., 2 N. LaSalle Street, Ste. 1250, Chicago, IL 60602

Upon Recording Mail to: Jay Hwan Chie, Esq. 2454 E. Dempster Ste. 310 Des Plaines, IL 60016

Send Subsequent Tax Bills to: Yeohyun Kee and Yoonju Kim 2353 W. Belden, Unit 3S Chicago, IL 60647

1319326030D Page: 3 of 4

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 3S IN 2353 WEST BELDEN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

OF LOTS 1 AND 2 (EXCEPT THOSE PARTS OF SAID LOTS 1 AND 2 LYING WEST OF A LTOE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31 AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE), IN BLOCK 6 IN HOLS TEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

LOT 3 (EXCEPT THOSE PARTS OF SAID LOT 3 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31 AS CONDEMNED FOR THE WIDENING OF WESTERN AVENUE), IN BLOCK 6 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 1-1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, II LINOIS,

WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1304227.050 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASESMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 1230429110.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF P-4, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1304222030.

1319326030D Page: 4 of 4

UNOFFICIAL COPY

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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."

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.