



Doc#: 1333601030 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2013 11:32 AM Pg: 1 of 4

Special Warranty Deed

This instrument prepared by
and after recording mail to

1309989400399
1/1

THE GRANTOR, 235 W. VAN BUREN INVESTMENT CORPORATION, an Illinois corporation, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto THE GRANTEE, Uk Joon and Jin Yee Kim, of 4530 Carroll Ln Northbrook IL 60062, the Real Estate situated in the County of Cook, State of Illinois, legally described on Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD said premises forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to, and with the Grantee, its heirs, successors and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the Grantor, but none other.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 17-16-238-021-0000

Commonly Known as: 235 W. VAN BUREN, P-406, CHICAGO, ILLINOIS

60607

DATED this 14th day of November, 2013.

235 W. VAN BUREN INVESTMENT CORPORATION, an Illinois corporation

By: [Signature]
Cynthia Wrona, Vice President

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

SEARCHED
INDEXED
SERIALIZED
FILED

REAL ESTATE TRANSFER		11/08/2013
	COOK	\$15.00
	ILLINOIS:	\$30.00
	TOTAL:	\$45.00

REAL ESTATE TRANSFER		11/08/2013
	CHICAGO:	\$225.00
	CTA:	\$90.00
	TOTAL:	\$315.00

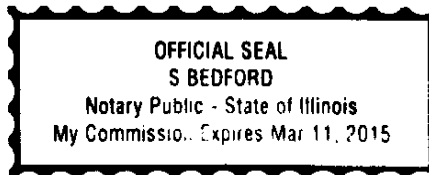
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cynthia Wrona, personally known to me to be the Vice President of 235 W. VAN BUREN INVESTMENT CORPORATION, an Illinois corporation, and to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of November 2013.

S Bedford
Notary Public



This instrument was prepared by:

Elizabeth O'Brien
Stahl Cowen Crowley Addis, LLC
55 W Monroe St., Ste. 1200
Chicago, IL 60603

After recording mail to:

Charles R Grill LTD
6705 N Cicero Ave
Lincolnwood IL 60712

Send Subsequent Tax Bills to:

UKJ000
235 W VanBuren #1520
Chicago IL 60607

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 17-16-238-021-0000

Property Address:

235 W. Van Buren, Unit P-406
Chicago, IL 60607

Legal Description:

PARKING UNIT P-406 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Office of Cook County Clerk's Office

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**AFFIDAVIT OF TITLE
COVENANT AND WARRANTY**

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated November 7, 2013 to Uk Joon and Jin Yee Kim conveying the described premises on Exhibit A attached hereto.

That no labor or material has been furnished for said premises within the last four months, that is not fully paid for.

That since the title date of November, 2013, in the report of title issued by ATTORNEY'S TITLE GUARANY FUND, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further state: naught.

liability

235 W. VAN BUREN INVESTMENT CORPORATION, an Illinois limited company

By: 
Cynthia Wrona, Vice President

Subscribed and sworn to before me this 14th day of March, 2013.



NOTARY PUBLIC