



Doc#: 1500801010 Fee: \$64.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2015 09:34 AM Pg: 1 of 3

WARRANTY DEED

**THE GRANTORS,**  
DANIEL J. HRONEK, married to  
Kelly Rae Hronek; and  
KAREN J. HRONEK, married to  
John Peter Hronek  
of the City of Chicago, County of Cook,  
State of Illinois,

for and in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in the hand paid, CONVEY and WARRANT to GRANTEE:

OK SUN KIM & DAE YOUNG KIM, WIFE AND HUSBAND,  
3021 W. Armitage Ave., #402, Chicago, IL 60647

NOT AS JOINT TENANT  
JUST AS TENANTS IN  
COMMON BUT AS  
TENANTS  
BY THE  
CISTIRETY

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

Legal Description Attached Hereto.

Permanent Real Estate Index Number(s): 13-36-303-037-1005 and 13-36-303-037-1037

Address of Real Estate: 3021 W. Armitage Ave., Units 205 and P-13, Chicago, IL 60647

SUBJECT TO: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions, and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions, and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions; and general real estate taxes for 2013 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises in fee simple.

**THIS IS NOT HOMESTEAD PROPERTY AS TO KAREN J. HRONEK**

In Witness Whereof, said Grantors have caused their names to be signed to these presents this 30th day of June, 2014.

DANIEL J. HRONEK

KAREN J. HRONEK

Kelly Rae Hronek, for sole purpose of waiving homestead

BOX 333-CT

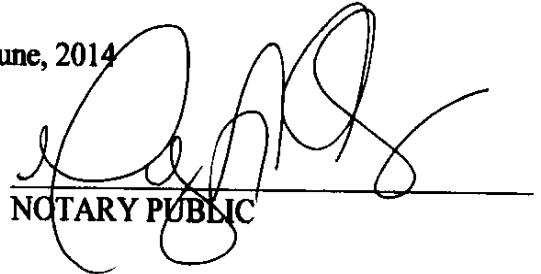
S Y  
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S N  
SC Y  
INT Y

# UNOFFICIAL COPY

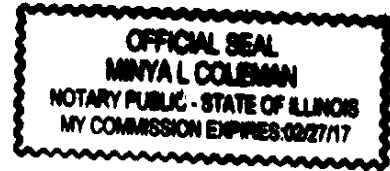
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that DANIEL J. HRONEK and KELLY RAE HRONEK, husband and wife, and KAREN J. HRONEK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged severally that each signed 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 30<sup>th</sup> day of June, 2014

Commission expires 2/27/17.

  
NOTARY PUBLIC

This instrument was prepared by:  
  
LAW OFFICE OF GEORGE LA CORTE, P.C.  
6713 N. Oliphant Avenue  
Chicago, Illinois 60631



MAIL TO:

Dae Young Kim ; Ok Sun Kim  
3021 W. ARMITAGE Ave #205  
CHICAGO, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Dae Young Kim ; Ok Sun Kim  
3021 W. ARMITAGE Ave #205  
CHICAGO, IL 60647

**REAL ESTATE TRANSFER TAX**

29-Dec-2014



COUNTY: 175.00  
ILLINOIS: 350.00  
TOTAL: 525.00

13-36-303-037-1005 | 20140701608993 | 1-481-415-296

**REAL ESTATE TRANSFER TAX**

29-Dec-2014



CHICAGO: 2,625.00  
CTA: 1,050.00  
TOTAL: 3,675.00

13-36-303-037-1005 | 20140701608993 | 1-787-255-424

**UNOFFICIAL COPY****STREET ADDRESS:** 3021 W. ARMITAGE AVE. #205**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-36-303-037-1005**LEGAL DESCRIPTION:**

UNIT NUMBER 205 AND PARKING SPACED NUMBER P-13, IN THE ARMITAGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 8, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

**EXCEPT:**

PARCEL 1 (RETAIL UNIT C1): THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 11.87 FEET; THENCE SOUTH, A DISTANCE OF 1.33 FEET; THENCE EAST A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE EAST A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 25.17 FEET; THENCE WEST, A DISTANCE OF 42.58 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING; AND

PARCEL 2 (RETAIL UNIT C2): THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 5.31 FEET; THENCE EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.35 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 6.87 FEET; THENCE SOUTH, A DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 1.26 FEET; THENCE WEST A DISTANCE OF 16.76 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 20.70 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET, THENCE EAST, A DISTANCE OF 6.45 FEET; THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARMITEDGE CONDOMINIUM ASSOCIATION RECORDED JANUARY 25, 2007, AS DOCUMENT NUMBER 0702518048, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.