UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Jaesang Lee 505 E. Golf Rd. STE F Arlington Heights, Illinois 60005 Doc#: 1500935026 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/09/2015 09:48 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE CRANTOR(s), James

a/k/a Eui Young Yound Ye Ja Yoo, husband and wife, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, GRANTS, SELLS and CONVEYS to 1313 Morse Ave LLC GRANTEE(s), having an address of 104 S. Michigan Ave. STE 500, Chicago IL 60603, their heirs, successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD seld premises FOREVER; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "B" attached hereto.

Property Address:

1313 W. Morse Ave., Chicago, IL 60626

PIN:

11-32-118-018-0000

TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deel as of the day of December, 2014.

By:

James a/k/a Eui Young Yoo

By:

Ye Ja Yoo

1500935026D Page: 2 of 3

UNOFFICIAL CC

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 James a/k/a Eui Young Yoo and Ye Ja Yoo, personally known to me to be the same person whose name is subscribed to the foregoing 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 set forth.

Given under my hand and official seal this

day of December, 2014.

Commission expires

"OFFICIAL SEAL" K J MCCANTS

Notary Public, State of Pincis My Commission Expires 5/7/2018

otary Public

Return to After Recording:

John Tatooles Hogan Marren, Ltd. 321 North Clark Street, Suite 1301 Chicago, Illinois 60654

Send Tax Bills To:

1313 Morse Ave LLC.

104 S. Michigan Ave. STE 500

Chicago JL 60603 The Clark's

REAL ESTATE TRANSFER TAX

CHICAGO: 23,062.50 CTA: 9,225.00 TOTAL: 32,287.50

11-32-118-018-0000 | 20141201654072 | 0-279-829-120

REAL ESTATE TRANSFER TAX

31-Dec-2014

COUNTY: 1,537.50 ILLINOIS: 3,075.00 TOTAL: 4,612.50

11-32-118-018-0000 | 20141201654072 | 1-130-060-416

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<u>EXHIBIT A</u>

Legal Description

LOTS 13 AND 14 IN BLOCK 2 IN L. E. INGALLS SUBDIVISION OF BLOCKS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2014 and subsequent years; Terms of NFR Letter recorded as Document 1105616041, and Terms of ordinance recorded as Document 1336426070.