



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

**THIS INSTRUMENT WAS PREPARED BY:**

Jaesang Lee  
505 E. Golf Rd. STE F  
Arlington Heights, Illinois 60005

**SPECIAL WARRANTY DEED**

**THE GRANTOR(s)**, James a/k/a Eui Young Yoo and 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 said 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 representative, 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 Deed as of the 23 day of December, 2014.

By: [Signature]  
James a/k/a Eui Young Yoo

By: [Signature]  
Ye Ja Yoo

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Jm

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# UNOFFICIAL COPY

## EXHIBIT A

### 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. 556

## 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.

Property of Cook County Clerk's Office