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CT 5849349 PK

THIS INSTRUMENT PREPARED BY:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431



Doc#: 150694027 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2015 11:18 AM Pg: 1 of 5

Property of

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 26th day of February 2015, between Lexington Station, LLC, an limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois ("Grantor"), and Chisoo Yoon and Chan W. Yoon ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, [as Tenants by the Entirety] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

* as Joint Tenants

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Station Townhomes, recorded in Cook County, Illinois Document No. 1424529047 ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 05578 AMOUNT \$ 1008 DATE 2-23-15

ADDRESS 109 Concord Ct

BY BKN (VOID IF DIFFERENT FROM DEED)

3
2
3
3
1
1

BOX 333-CT

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs 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 it, subject only to:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): 10-20-121-039-0020
10-20-121-043-0020

Address(es) of real estate: 109 Concord Court, Morton Grove, Illinois 60053

| REAL ESTATE TRANSFER TAX | | 03-Mar-2015 |
|---|-----------|-------------|
|  | COUNTY: | 167.75 |
|  | ILLINOIS: | 335.50 |
| | TOTAL: | 503.25 |
| 10-20-121-039-0000 20150201663905 1-738-744-192 | | |

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008849349 SK

STREET ADDRESS: 109 CONCORD COURT

1-2

CITY: MORTON GROVE

COUNTY: COOK

TAX NUMBER: 10-20-121-039-0000

LEGAL DESCRIPTION: 10-20-121-039-0000

PARCEL 1:

THE WESTERLY 21.25 FEET OF THE EASTERLY 113.12 FEET OF LOT 1 IN LEXINGTON STATION, BEING A SUBDIVISION LOT 25 IN TRAFALGAR SQUARE, (EXCEPT THE SOUTH 390.55 FEET), BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 2014 AS DOCUMENT 1433816054, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT IN FAVOR OF PARCEL 1, AS CREATED BY THE PLAT OF SUBDIVISION KNOWN AS TRAFALGAR SQUARE BEING A RESUBDIVISION OF PARTS OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 25, 2005 AS DOCUMENT 0520644060, FOR STORMWATER DETENTION OVER AND UPON LOT 'A' IN TRAFALGAR SQUARE SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT IN FAVOR OF PARCEL 1, AS CREATED BY EASEMENT FOR ACCESS, SIDEWALK AND LANDSCAPING MADE BY AND BETWEEN TRAFALGAR SQUARE CONDOMINIUM ASSOCIATION AND LEXINGTON STATION, LLC, DATED SEPTEMBER 20, 2013 AND RECORDED OCTOBER 3, 2013 AS DOCUMENT 1327641083 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE LAND DESCRIBED THEREIN ON EXHIBIT C, REFERRED TO AS "SOUTH INGRESS-EGRESS EASEMENT PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT IN FAVOR OF PARCEL 1, AS CREATED BY EASEMENT FOR ACCESS, SIDEWALK AND LANDSCAPING MADE BY AND BETWEEN TRAFALGAR SQUARE CONDOMINIUM ASSOCIATION AND LEXINGTON STATION, LLC, DATED SEPTEMBER 20, 2013 AND RECORDED OCTOBER 3, 2013 AS DOCUMENT 1327641083 FOR SIDEWALKS, LANDSCAPING, PARKING, LIGHTING, UTILITIES AND A FENCE OVER, UPON AND ACROSS THE LAND DESCRIBED THEREIN ON EXHIBIT D, REFERRED TO AS "TOWNHOUSE EASEMENT", IN COOK COUNTY, ILLINOIS.

PARCEL 5:

(CONTINUED)

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008849349 SK

STREET ADDRESS: 109 CONCORD COURT

1-2

CITY: MORTON GROVE

COUNTY: COOK

TAX NUMBER: 10-20-121-039-0000

LEGAL DESCRIPTION:

EASEMENT IN FAVOR OF PARCEL 1, AS CREATED BY ABROGATION OF EASEMENT AND CREATION OF EASEMENT FOR CONSTRUCTION, ACCESS AND MAINTENANCE DATED NOVEMBER 20, 2013 AND RECORDED DECEMBER 5, 2013 AS DOCUMENT NUMBER 1333939042 MADE BY AND BETWEEN WOODLANDS OF MORTON GROVE CONDOMINIUM ASSOCIATION AND LEXINGTON STATION, LLC, FOR TEMPORARY CONSTRUCTION EASEMENT AND CONSTRUCTION OF, ACCESS TO, AND MAINTENANCE OF A FENCE, UPON AND ACROSS THE LAND DESCRIBED THEREIN ON EXHIBIT C AND D, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, OVER THE COMMON AREAS AS CREATED BY THE DECLARATION FOR LEXINGTON STATION TOWNHOMES, RECORDED DECEMBER 16, 2014 AS DOCUMENT NUMBER 1435018059, IN COOK COUNTY, ILLINOIS.

INFORMATIONAL PURPOSES ONLY: 109 CONCORD COURT, MORTON GROVE, IL 60053

DEPARTMENT of Cook County Clerk's Office