



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(LLC to Individual)**



15232260150

Doc#: 1523226015 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/20/2015 10:59 AM Pg: 1 of 3

Robin Lind 1523226015 P (1000)

Property of Cook County Clerk's Office

**THE GRANTOR**, JM & PM Properties, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, **CONVEY(S) and WARRANT(S) to Chuck Chulki Kim \*** (**GRANTEE'S ADDRESS**) 185 Wallace Rd. Lake Forest, IL 60045 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* And Sarah S. Kim, as Joint Tenants

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions, restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 14-18-313-051-1001 affects land and other property  
Address(es) of Real Estate 4245 N. Lincoln Ave Retail Unit, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 21<sup>st</sup> day of July, 2015.

JM & PM Properties, LLC, an Illinois Limited Liability Company

By John McNaughton  
John McNaughton  
Manager

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| REAL ESTATE TRANSFER TAX |          | 07-Aug-2015 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 1,312.50    |
|                          | CTA:     | 525.00      |
|                          | TOTAL:   | 1,837.50    |

14-18-313-051-1001 | 20150701609305 | 0-657-262-464

| REAL ESTATE TRANSFER TAX |           | 07-Aug-2015 |
|--------------------------|-----------|-------------|
|                          | COUNTY:   | 87.50       |
|                          | ILLINOIS: | 175.00      |
|                          | TOTAL:    | 262.50      |

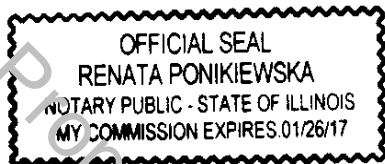
14-18-313-051-1001 | 20150701609305 | 0-766-445-440

BOX 334 CTN

**UNOFFICIAL COPY****STATE OF ILLINOIS, COUNTY OF COOK ss.**

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that John McNaughton, personally known to me to be the Manager of the JM & PM Properties, LLC, an Illinois Limited Liability Company, appeared before me this day in person and severally acknowledged that as such Manager signed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of July, 2015.



Renata Ponikiewska (Notary Public)

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**Prepared By:** Daniel G. Lauer (Attorney at Law)  
1424 W. Division St.  
Chicago, IL 60642

**Mail To:**

Michael Choi Esq.  
921 Oakton  
Elk Grove Village, IL 60007

**Name & Address of Taxpayer:**

Chul Kim  
185 Wallace Rd.  
Lake Forest, IL 60045

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. ODGEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 18.00 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 28.76 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 26° 35' 21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, 6.88 FEET; THENCE NORTH 63° 27' 18" EAST 1.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 63° 26' 18" EAST 13.14 FEET; THENCE NORTH 26° 32' 42" WEST 3.80 FEET; THENCE NORTH 63° 27' 18" EAST 36.80 FEET; THENCE SOUTH 26° 32' 42" EAST 3.75 FEET; THENCE NORTH 63° 27' 18" EAST 3.19 FEET; THENCE SOUTH 26° 32' 42" EAST 11.28 FEET; THENCE SOUTH 63° 27' 18" WEST 8.54 FEET; THENCE SOUTH 63° 27' 18" WEST 44.60 FEET; THENCE NORTH 26° 32' 42" WEST 16.08 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 18.00 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINE PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 26° 35' 21" EAST ALONG THE SOUTH WESTERLY LINE OF SAID LOT 36, 6.88 FEET; THENCE NORTH 63° 27' 18" EAST 15.32 FEET TO THE SOUTHWESTERLY LINE OF SAID INCLINED PLANE TO THE POINT OF BEGINNING; THENCE NORTH 26° 32' 42" WEST AT THE ELEVATION OF 22.84 FEET CHICAGO CITY DATUM 3.30 FEET; THENCE NORTH 63° 27' 18" EAST 8.00 FEET AS MEASURED HORIZONTALLY TO A POINT AT ELEVATION 29.41 CHICAGO CITY DATUM; THENCE SOUTH 26° 32' 42" WEST AT AN ELEVATION OF 29.41 FEET TO A DISTANCE OF 3.30 FEET; THENCE SOUTH 63° 27' 18" EAST TO A POINT AT AN ELEVATION 22.84 FEET A DISTANCE OF 8.00 FEET MEASURED HORIZONTALLY TO THE POINT OF BEGINNING.

### ALSO

EXCEPT THAT PART COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 26° 35' 21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, 6.88 FEET; THENCE NORTH 63° 27' 18" EAST 15.32 FEET; THENCE NORTH 26° 32' 42" WEST 3.30 FEET; THENCE NORTH 63° 27' 18" EAST 36.30 FEET AS MEASURED HORIZONTALLY TO THE NORTHEASTERLY LINE OF INCLINED PLANE TO THE POINT OF BEGINNING AT AN ELEVATION 22.35 FEET CHICAGO CITY DATUM; THENCE SOUTH 26° 32' 42" EAST AT AN ELEVATION OF 22.35 FEET CHICAGO CITY DATUM 3.25 FEET; THENCE SOUTH 63° 27' 18" WEST TO A POINT AT ELEVATION 29.41 FEET CHICAGO CITY DATUM 8.85 FEET AS MEASURED HORIZONTALLY; THENCE NORTH 26° 32' 42" WEST AT AN ELEVATION OF 29.41 FEET CHICAGO CITY DATUM 3.25 FEET; THENCE NORTH 63° 27' 18" EAST TO A POINT AT AN ELEVATION OF 22.35 FEET CHICAGO CITY DATUM 8.60 TO A POINT OF BEGINNING.