

# UNOFFICIAL COPY

QUITCLAIM DEED  
STATUTORY FORM  
COOK COUNTY  
ILLINOIS



Doc#: 1614416045 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/23/2016 02:51 PM Pg: 1 of 6

Property of Cook County Clerk's Office

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THE GRANTORS, IL BONG KIM and JUN JA KIM, of 10735 Clock Tower Drive, Unit 502, Countryside, IL 60525, for and in consideration of Ten and 00/100 (\$10.00)----- Dollars in hand paid CONVEY and QUITCLAIM to IL BONG KIM and JUN JA KIM, CO-TRUSTEES OF THE KIM FAMILY TRUST, U/T/A MARCH 30, 2016, of 10735 Clock Tower Drive, Unit 502, Countryside, IL 60525, the following described Real Estate, to-wit:

See attached Legal Description

situated in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*Unit #2404 and GK-339*

Commonly known as: 1201 S. Prairie Avenue, Chicago, IL 60605

PIN: 17-22-110-138-1122 and -1637

"Exempt Under Provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act"  
D. F. Blund, AH  
Buyer, Seller or Representative  
DATE 3/30, 2016

### REAL ESTATE TRANSFER TAX



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00\*

23-May-2016

17-22-110-138-1122 | 20160501608320 | 0-759-486-784

\* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

24-May-2016

17-22-110-138-1122 | 20160501608320 | 1-576-720-704

*Handwritten mark*

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Dated this 30<sup>th</sup> day of March, 2016.

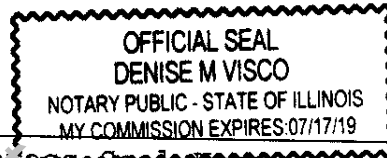
X *Il Bong Kim*  
IL BONG KIM

X *Jun Ja Kim*  
JUN JA KIM

STATE OF ILLINOIS    )    I, the undersigned, a Notary Public in  
                                  )SS and for said County, in the State  
COUNTY OF GRUNDY    )    aforesaid do hereby certify that Il Bong  
Kim and Jun Ja Kim, 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 that they signed,  
sealed and delivered the said instrument as their free and  
voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 30<sup>th</sup> day of March,  
2016.

*Denise M. Visco*  
Notary Public



~~Impress Seal Here~~

Prepared by: Attorney Donald F. Black, PO Box 148, Morris, IL  
60450

Mail Tax Bill to: Il Bong & Jun Ja Kim, Co-Trustees, 10735 Clock  
Tower Drive, Unit 502, Countryside, IL 60525

Return to: Attorney Donald F. Black, PO Box 148, Morris, IL 60450

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2404 and GU-339 IN THE ONE MUSEUM PARK WEST CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN BLOCK 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN KILEY'S SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JANUARY 19, 2007 AS DOCUMENT NUMBER 0701909063,

ALSO THAT PART OF SOUTH INDIANA AVENUE PER DOCUMENT NUMBER 93954909 RECORDED NOVEMBER 22, 1993, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH INDIANA AVENUE, AFORESAID WITH THE SOUTH LINE OF EAST ROOSEVELT ROAD AS DEDICATED PER DEED OF DEDICATION AND GRANT OF TEMPORARY EASEMENT AND PERPETUAL EASEMENTS RECORDED MARCH 28, 1996 AS DOCUMENT NO. 96237432; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS WEST, ALONG THE EAST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS WEST, ALONG THE EAST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 45.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 8.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 19 SECONDS EAST, 45.00 FEET; THEN SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 8.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-122, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 0933444028, TOGETHER WITH ANY AND ALL AMENDMENTS THERETO AS AMENDED FROM TIME TO TIME, AND TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 3:**

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE ("GRANT") DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (i) TO CONSTRUCT, LOCATED AND MAINTAIN PERMANENT ENCROACHMENTS OF PORTIONS OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1, INCLUDING WITHOUT LIMITATION ALL STRUCTURAL MEMBERS, FOOTING, CAISSON BELLS, FOUNDATIONS, DEMISING WALLS, COLUMNS, SHEETING AND GRADE BEAMS AND ANY OTHER SUPPORTING COMPONENTS WHICH PROVIDE SUPPORT AND/OR ENCLOSURE AND (ii) TO MAINTAIN ANY INCIDENTAL

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ENCROACHMENTS IN THE EVENT AND TO THE EXTENT THAT ANY PART OF THE FUTURE IMPROVEMENTS LOCATED ON PARCEL 1 ENCROACH UPON ANY PART OF THE DOMINANT PARCELS (AS DEFINED IN THE GRANT).

## PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENTS AND AGREEMENT FOR CONSTRUCTION, ENCROACHMENTS AND MAINTENANCE DATED MARCH 15, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532035 MADE BY AND AMONG CENTRAL STATION, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, 1255 SOUTH PRAIRIE PRIVATE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND GP 1, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY FOR THE PURPOSE OF INGRESS AND EGRESS BY PERSON, MATERIALS AND EQUIPMENT OVER, UPON, ACROSS, UNDER AND THROUGH THE SERVIENT PARCEL DESCRIBED THEREIN TO THE EXTENT REASONABLY NECESSARY TO PERMIT THE MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE IMPROVEMENTS ON PARCEL 1.

## PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED April 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C., GP 1, LLC AND CENTRAL STATION, L.L.C. FOR UTILITY PURPOSES, INCLUDING THE RIGHT TO INSTALL, LAY, MAINTAIN, REPAIR AND REPLACE WATER MAINS AND PIPES, SEWER LINES, GAS MAINS, TELEPHONE AND COMMUNICATIONS WIRES AND EQUIPMENT, AND ELECTRICAL CONDUITS, WIRES AND EQUIPMENT.

## PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF EASEMENTS AND MAINTENANCE AGREEMENT FOR MUSEUM PARK NORTH DATED April 28, 2006 AND RECORDED MAY 15, 2006 AS DOCUMENT NUMBER 0613532038 MADE BY AND AMONG 1255 SOUTH PRAIRIE PRIVATE, L.L.C., GP 1, LLC AND CENTRAL STATION, L.L.C. FOR INGRESS AND EGRESS OF VEHICLES AND PERSONS OVER, ON AND ACROSS STREET AREAS LOCATED UPON THE PRAIRIE AVENUE PRIVATE EASEMENT PARCEL DESCRIBED THEREIN.

## PARCEL 7:

A NON-EXCLUSIVE EASEMENT FOR BENEFIT OF PARCEL 1 AS CREATED BY THE AMENDED AND RESTATED GRANT OF EASEMENTS: GRANT OF PUBLIC ACCESS EASEMENT AND AGREEMENT FOR USE AND MAINTENANCE OF EASEMENT PARCEL DATED April 19, 2002 AND RECORDED April 24, 2002 AS DOCUMENT NUMBER 0020470285 MADE BY AND AMONG MUSEUM PARK EAST, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND CHICAGO TITLE LAND TRUST COMPANY (FORMERLY KNOWN AS CHICAGO TITLE AND TRUST COMPANY), AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL DESCRIBED THEREIN.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 1201 South Prairie Avenue Private, Unit 2404/GU-339/S-122, Chicago, Illinois 60605

PIN: 17-22-110-128-0000

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 4 | 19 | 2016

SIGNATURE: Stephanie Kim  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

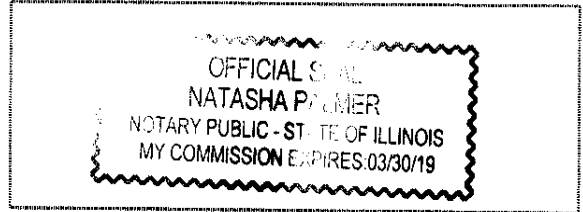
Subscribed and sworn to before me, Name of Notary Public: Natasha Palmer

By the said (Name of Grantor): Stephanie Kim

On this date of: 4 | 19 | 2016

NOTARY SIGNATURE: Natasha Palmer

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 4 | 19 | 2016

SIGNATURE: Stephanie Kim  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

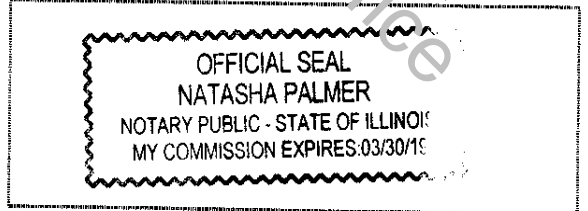
Subscribed and sworn to before me, Name of Notary Public: Natasha Palmer

By the said (Name of Grantee): Stephanie Kim

On this date of: 4 | 19 | 2016

NOTARY SIGNATURE: Natasha Palmer

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**