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1617341818

Doc#: 1617341010 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/21/2016 09:15 AM Pg: 1 of 4

This document was prepared by:

Kristin L. Dunlap Horwood Marcus & Berk Chartered 500 W. Madison, Suite 3700 Chicago, Illinois 60661

After recording return to:

18/343 18

Lawrence M. Lusk
McCormick & Friman, LLC
2 N. LaSalle Street, Suite 1250
Chicago, Illinois 6)602

Mail tax bills to:
Myung Seok Kim
2622 W. Logan Blvd.
Chicago, Illinois 60647

THE ABOVE SPACE FOR RECORDER'S USE ONLY

WARRA NTY DEED

1030 N. ASHLAND LLC, an Illinois limited hability company ("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, the receipt and sufficiency of such consideration being hereby acknowledged, CONVEYS AND WARRANTS to Myung Seck Kim ("Grantee"), all interest in the following real estate situated in the County of Cook and State of Illinois, which is described on Exhibit A attached hereto and made a part hereof; subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the aforesaid real estate, together with all her ditaments and appurtenances belonging thereto or in anywise appertaining unto Grantee, its heirs, or successors and assigns in fee simple forever.

[signature page to follow]

Box 400

1617341010D Page: 2 of 4

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this instrument as of this _______ day of March, 2016.

1030 N. ASHLAND LLC,

an Illinois limited liability company

By:

Jeffrey A. Goldman, its Manager

STATE OF ILLINOIS

SS:

COUNTY OF COOK

I, the undersigned, a Novey Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey A Goldman, as Manager, of 1030 N. Ashland LLC, an Illinois limited liability company, 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, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of May, 2016.

Daury Hower Notary Public

Continue Office

[SIGNATURE AND NOTARY PAGE TO SPECIAL WARRANTY DEED]

DAIRYN HOWER
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 16, 2019

REAL ESTATE TRANSFER TAX			31-May-2016
		COUNTY:	850.00
100		ILLINOIS:	1,700.00
	1 € /	TOTAL	2 550 00

17-06-420-020-0000 | 20160501605467 | 0-218-708-288

REAL ESTATE TRA	31-May-2016	
	CHICAGO:	12,750.00
7	CTA:	5,100.00
	TOTAL:	17,850.00 *

^{17-06-420-020-0000 | 20160501605467 | 1-717-483-840 *} Total does not include any applicable penalty or interest due.

1617341010D Page: 3 of 4

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EXHIBIT "A"

Legal Description

LOTS 13 AND 14 AND THE SOUTH 21 FEET OF LOT 15 IN BLOCK 9 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6) IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS:

ESS:

OF COOK COUNTY CLOTH'S OFFICE 1030 N. Ashland Avenue, Chicago, Illinois 60622

PIN(S):

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EXHIBIT "B"

Permitted Exceptions

- 1. GENERAL REAL ESTATE TAXES THAT ARE NOT YET DUE OR PAYABLE.
- 2. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- 3. COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM JACOB DIAMOND AND OTHERS TO ABE TELECHANSKY AND OTHERS RECORDED SEPTEMBER 17, 1910 AS DOCUMENT 4628362 THAT THE NORTH 7 FEET 10 3/4 INCHES OF SAID LAND SHALL FOREVER BE LEFT OPEN, VACANT FOR LIGHT AND AIR FREE FROM ALL OBSTRUCTIONS AND THAT THE CHIMNEY SET ON THE NORTH 5 FEET OF SAID LAND SHALL REMAIN AS IT NOW IS AND WITH PRIVILEGE OF ENTERING UPON SAID LAND TO REPAIR AND REBUILD SAME.
- 4. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.
- 5. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY NORTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY 0.06 FEET WITH AN EXTENSION OF PART OF THE BUILDING BEING 5.19 FEET SOUTH BY AN UNDETERMINED WIDTH.
- 6. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.12 FEET.
- 7. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 1436475015, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID CADINANCE AND SUBSEQUENT RELATED ORDINANCES