

# UNOFFICIAL COPY



Doc#: 1619316066 Fee: \$72.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2016 03:46 PM Pg: 1 of 5

This Document Prepared By:

Potestivo & Associates, PC
Caitlin E. Cipri
223 W. Jackson Blvd., Suite 610
Chicago, IL 60606

After Recording Return To:

David Kim
2448 Robincrest Ln
Glenview, IL 60025

REAL ESTATE TRANSFER TAX



COUNTY:	62.50
ILLINOIS:	125.00
TOTAL:	187.50

11-Jul-2016

04-37-402-034-1002

20160601621399 | 0-644-983-616

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 8<sup>th</sup> day of June, 2016, between **Capital One NA**, whose mailing address is **C/o Altisource Solutions, 1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328** hereinafter ("Grantor"), and **David Kim - A Married Person**, whose mailing address is **2448 Robincrest Ln, Glenview, IL 60025** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of One Hundred Twenty-Four Thousand Six Hundred Fifty-Four Dollars (\$124,654.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of Illinois and more particularly described on Exhibit A and known as **4000 Triumvera Dr, Unit 102 A, Glenview, IL 60025**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on June 8, 2016:

GRANTOR:

Capital One NA

By: [Signature]

By: **Altisource Solutions, Inc, as Attorney-In-Fact**

Name: Louguen Hazelton

Title: Authorized Signer

STATE OF Ga )  
 ) SS  
COUNTY OF Fulton )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louguen Hazelton, personally known to me to be the Authorized Signer of **Altisource Solutions, Inc, as Attorney-In-Fact for Capital One NA** and 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 as such Authorized Signer [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said instrument, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of June, 2016

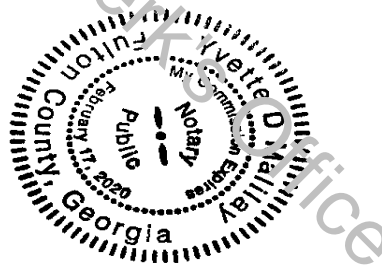
Commission expires 1/17, 2020  
Notary Public

[Signature]  
Yvette D. Malloy

SEND SUBSEQUENT TAX BILLS TO:

**David Kim**  
**2448 Robincrest Ln**  
**Glenview, IL 60025**

POA recorded simultaneously herewith



PROPERTY OF Fulton County Clerk's Office

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## Exhibit A Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO HAVE AND TO HOLD FOREVER:

UNIT A 102 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 23RD OF MAY 1974 AS DOCUMENT 2754082 A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32, WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT 2492593; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST 295.74 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 46 SECONDS EAST 2.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 39 MINUTES 37 SECONDS EAST 121.34 FEET; THENCE SOUTH 49 DEGREES 20 MINUTES 08 SECONDS WEST 136.49 FEET; THENCE NORTH 40 DEGREES 37 MINUTES 41 SECONDS WEST 121.35 FEET; THENCE NORTH 49 DEGREES 22 MINUTES 19 SECONDS EAST 138.58 FEET TO THE POINT OF BEGINNING TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 04-32-402-034-1002

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## Exhibit B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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