

# UNOFFICIAL COPY

Doc#: 1622839160 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/15/2016 11:39 AM Pg: 1 of 3

Dec ID 20160801643087  
ST/CO Stamp 0-106-050-368 ST Tax \$140.00 CO Tax \$70.00  
City Stamp 0-254-686-016 City Tax: \$1,470.00

STATE OF ILLINOIS )  
 ) ss

COUNTY OF KANE )  
*NEW 20270506V*

**Prepared by:**

Molly C. Spring, Esq.  
GRIFFIN|WILLIAMS LLP  
21 N. 4<sup>th</sup> Street  
Geneva, IL 60134

**Return after recording to:**

Jonathan Y. Kim  
Law Offices of Jonathan Kim & Assoc.  
3501 Algonquin Road, #600  
Rolling Meadows, IL 60008

**PIN:** 17-03-222-025-1154

(above space reserved for recorder's use)

## WARRANTY DEED

The GRANTORS, **Stefanie Girgins**, a married woman, having an address of 723 Dow Avenue, Geneva, Illinois, 60134, and **Patricia Shodeen**, a divorced woman, having an address of 0N004 Alexander Drive, Geneva, Illinois, 60134, ("Grantors"), for the consideration of Ten Dollars and no/100ths (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT to: **Hunsu Son** and **Wonim Son**, husband and wife, having an address of 2731 Menards Court, Glenview, Illinois, 60025 ("Grantees"), not as tenants by the entirety, nor tenancy in common, but as Joint Tenants, the real estate described as follows:

Legal Description:

*See Attached*

~~UNIT 13-H TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 253 EAST DELAWARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25993450, IN THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

Common Address:

253 E. Delaware Place, #13H, Chicago, IL 60611

Parcel Identification Number:

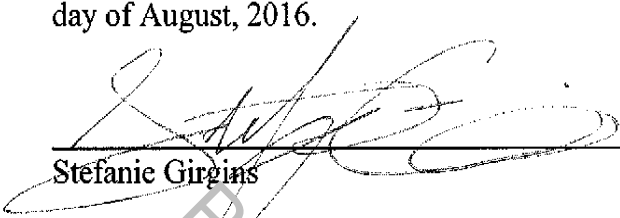
17-03-222-025-1154

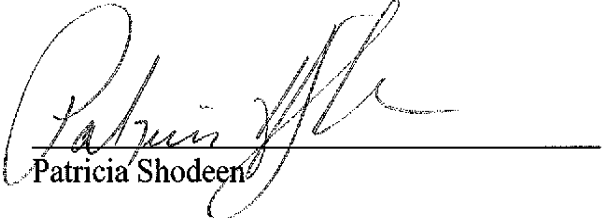
Chicago Title Insurance Company  
1795 West State Street  
Geneva, IL 60134

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**Subject only to:** General real estate taxes for 2016 and subsequent years, not yet due or payable; Covenants, Conditions and Restrictions of Record; building lines, setbacks and easements.

IN WITNESS WHEREOF, said Grantors have executed this Warranty Deed this 12<sup>th</sup> day of August, 2016.

  
Stefanie Girgins

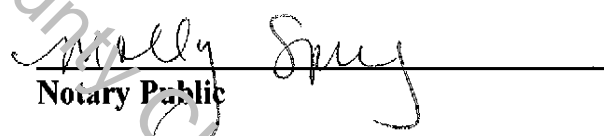
  
Patricia Shodeen

STATE OF ILLINOIS    )  
  )    SS  
COUNTY OF KANE    )



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Stefanie Girgins and Patricia Shodeen personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of August, 2016.

[Seal]


  
Notary Public



REAL ESTATE TRANSFER TAX		12-Aug-2016
	COUNTY:	70.00
	ILLINOIS:	140.00
	TOTAL:	210.00
17-03-222-025-1154   20160801643087   0-106-050-368		

Mail Subsequent Tax bills to:

Hunsu Son and Wonim Son  
253 E. Delaware Place, #13H  
Chicago, IL 60611

REAL ESTATE TRANSFER TAX		12-Aug-2016
	CHICAGO:	1,050.00
	CTA:	420.00
	TOTAL:	1,470.00 *
17-03-222-025-1154   20160801643087   0-254-686-016		

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

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## LEGAL DESCRIPTION

Order No.: 16WNNW227050GV

For APN/Parcel ID(s): 17-03-222-025-1154

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UNIT 13-H IN 253 EAST DELAWARE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 5 (EXCEPT THE EAST 5 FEET THEREOF) AND ALL OF LOT 6 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24993450, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office