

# UNOFFICIAL COPY

Doc#: 1804406015 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2018 10:54 AM Pg: 1 of 3

Dec ID 20180201698547  
ST/CO Stamp 0-952-168-992 ST Tax \$112.00 CO Tax \$56.00

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Chang Legal LLC  
1990 E Algonquin Rd  
Suite 260  
Schaumburg, IL 60173

### MAIL REAL ESTATE TAX BILL TO:

David Kim and Angela Kim  
4000 Triumvera Dr  
Glenview, IL 60025

*BW18040432 2/2 WW*

**THE GRANTORS:** Juventina Mesa and John F. Mesa, a married couple, of the Village of Glenview, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to David Kim and Angela Kim, husband and wife, as joint tenants, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*See Attached Legal Description*

*A304*  
Commonly known as: 4000 Triumvera Dr, Glenview, IL 60025  
PIN: 04324020341018

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Jaird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

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DATED this 2 day of FEBRUARY, 2018.

Juventina Mesa  
Juventina Mesa

John F. Mesa  
John F. Mesa

STATE OF ILLINOIS )  
COUNTY OF COOK )SS

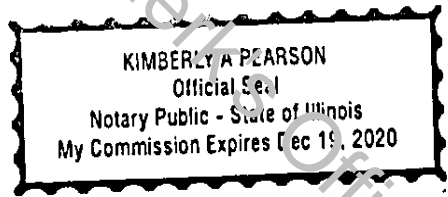
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Juventina Mesa and John F. Mesa**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 official seal this 2 day of FEBRUARY, 2018.

[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Andrew Pearson  
AJP Law Firm, LLC  
800 W Central Rd, Suite 105  
Mount Prospect, IL 60056



REAL ESTATE TRANSFER TAX		12-Feb-2018
	COUNTY:	56.00
	ILLINOIS:	112.00
	TOTAL:	168.00
04-32-402-034-1018   20180201698547   0-952-168-992		

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## EXHIBIT A

### PARCEL 1:

UNIT A304 IN TRIUMVERA MIDRISE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: A PART OF THE SOUTH EAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. AS MORE FULLY AND COMPLETELY DESCRIBED IN EXHIBIT B TO THE DECLARATION HEREAFTER REFERRED TO, WHICH A SURVEY IS ATTACHED AS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM FOR THE TRIUMVERA MIDRISE CONDOMINIUM (THE DECLARATION) MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED 11-1-1972 AND KNOWN AS TRUST NO. 44655 AND SIRMLOEW DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION, AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR2754082, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR2754081 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED 11-1-1972 AND KNOWN AS TRUST NUMBER 44885 TO JEFFERY S. GREENBERG, FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR2776073 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office