

# UNOFFICIAL COPY

Doc#: 1911401084 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/24/2019 10:34 AM Pg: 1 of 4

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:**

17ST 07582PK  
Thomas G. Moffitt  
Stahl Cowen Crowley Addis LLC  
55 W. Monroe St., Suite 1200  
Chicago, IL 60603

Dec ID 20190201600457  
ST/CO Stamp 0-910-736-288 ST Tax \$1,200.00 CO Tax \$600.00

## **SPECIAL WARRANTY DEED**

CHANG H. KIM and JU SOOK KIM, husband and wife (collectively, "Grantor"), of 2659 Greenwood, Northbrook, IL 60062, for and in consideration of Ten and No/100ths Dollars (\$10.00), in hand paid, by these presents does GRANT, BARGAIN SELL AND CONVEY unto 1425 ELLINWOOD APARTMENTS, LLC, an Illinois limited liability company ("Grantee"), of 842 W. Sam Houston Pkwy N., #550, Houston, TX 77024, the real estate situated in the County of Cook, State of Illinois, and legally described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and all of the estate, right, title, interest, claim or demand whatsoever, of the Grantors, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

SUBJECT TO the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

The Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that the Grantor has not done or suffered to be done anything whereby the said premises hereby granted is or may be in any manner encumbered or charged, except as herein recited; and that the Grantor WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same by, through or under the Grantor, but none other.

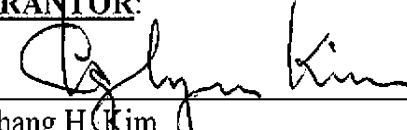
IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents this 18<sup>th</sup> day of April, 2019.

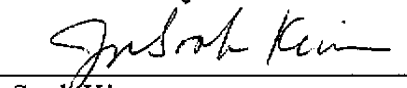
(signature page follows)

Send Subsequent Tax Bills to:  
1425 Ellinwood Apartments, LLC  
842 W. Sam Houston Pkwy N., #550  
Houston, TX 77024

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**GRANTOR:**

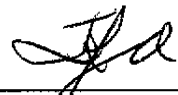
x   
Chang H. Kim

f   
Ju Sook Kim

STATE OF Illinois )  
  ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Chang H. Kim and Ju Sook Kim, personally known to me to be the same individuals whose name 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.

Given under my hand and official seal this 18th day of April, 2019.



Notary Public

Commission expires: 3/31/22

DES PLAINES  
SB ILLINOIS  
Real Estate Transfer Tax  
4/16/19 No. 63885  
\$2.00 per \$4,000.00  
(633.22)  
1411 ELLINWOOD GRACE -  
CITY OF DES PLAINES IAND

JANET LEE  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Mar 31, 2022

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## EXHIBIT A

### LEGAL DESCRIPTION

THE NORTHWESTERLY 69.9 FEET OF THE SOUTHEASTERLY 99.9 FEET OF THE NORTHEASTERLY 184 FEET OF LOT 4 (EXCEPT THE NORTHEASTERLY 50 FEET THEREOF TAKEN FOR ELLINWOOD AVENUE) AND THE SOUTHWESTERLY 59 FEET OF THE NORTHEASTERLY 184 FEET OF THAT PART OF LOT 4 LYING WESTERLY OF THE SOUTHEASTERLY 99.9 FEET OF SAID LOT 4 IN BLOCK 3 IN PARSON AND LEE'S ADDITION TO DES PLAINES, A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 09-17-418-038-0000

1411 Ellinwood St, Des Plaines, IL 60016

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2018 and subsequent years not yet due and payable.
2. An encroachment of the building situated on land adjoining to the East and into or onto the property by approximately 0.03 feet, as disclosed by survey made by Spaceco, Inc. dated March 23, 2018, last revised February 19, 2019, order no. 10149ALTA-P5.
3. Items disclosed by survey made by Spaceco, Inc. dated March 23, 2018, last revised February 19, 2019, order no. 10149ALTA-P5, including but not limited to: electrical pipes and boxes, AC unit on concrete pad, gas meters and utility can.