



Doc# 1926212007 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/19/2019 09:51 AM PG: 1 OF 3

**WARRANTY DEED**

**Tenants by the Entirety**

MAIL TO:

~~Jay Cho~~  
~~2454 E. Dempster St., Ste. 310~~  
~~Des Plaines, IL 60016~~

NAME AND ADDRESS OF TAXPAYER:

Young Su Kim and Jay Jinil Choi  
1413 N. Sterling Ave., Unit 204  
Palatine, IL 60067

The Grantor(s), JIAY LOU, a ~~single~~ married person, of the Village of Long Grove, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid Convey(s) and Warrant(s) to the Grantee(s), YOUNG SU KIM AND JAY JINIL CHOI of 2242 N. Enlund Dr., Unit 4, Palatine, IL 60074, husband and wife, as tenants ~~by the entirety, all interest in the~~ <sup>in the</sup> following described real estate situated in the State of Illinois, as follows:

*\* in common*

PARCEL 1: UNIT 1413-204 IN THE FOREST EDGE CONDOMINIUM NO. 2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS. BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF DUNDEE ROAD AND THE EAST LINE OF STERLING AVENUE ACCORDING TO THE PLAT OF DEDICATION FOR SAID STREETS RECORDED NOVEMBER 9, 1972 AS DOCUMENT NO. 22114867, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST BEING THE EAST LINE OF SAID STERLING AVENUE FOR A DISTANCE OF 198.47 FEET TO A POINT OF CURVATURE IN SAID EAST LINE; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINE OF SAID STERLING AVENUE BEING A CURVE TO THE RIGHT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 450 FEET FOR AN ARC DISTANCE OF 72.69 FEET; THENCE NORTH 82 DEGREES 48 MINUTES 07 SECONDS EAST 442.10 FEET ALONG A LINE THAT INTERSECTS THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AT A POINT THAT IS 1307.05 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 9 AS MEASURED ALONG THE WEST LINE OF SAID EAST 362.35 FEET; THENCE NORTH 00 DEGREES, 09 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF THE EAST 362.35 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9, 267.50 FEET TO THE SOUTH LINE OF SAID DUNDEE

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ROAD, THENCE SOUTH 83 DEGREES 07 MINUTES 50 SECONDS WEST 435.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 85306229 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE, SPACE NO. 1413-2040, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NO. 85306299.

Subject only to the following, if any:

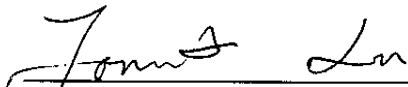
General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate, the terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Commonly Known As: 1413 N. Sterling Ave., Unit 204, Palatine, IL 60067

Permanent Index Number: 02-09-202-016-1031

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

*Not homestead.*  
Dated this 6 day of September, 2019.

  
\_\_\_\_\_  
JIAYI LOU

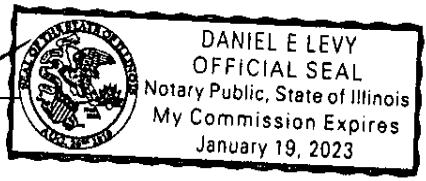
# UNOFFICIAL COPY

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 JIAYI LOU, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as a 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 6 day of Sept., 2019.

  
\_\_\_\_\_  
Notary Public



PREPARED BY:  
Daniel E. Levy  
Daniel E. Levy, Ltd.  
100 S. Saunders Road, Suite 150  
Lake Forest, IL 60045

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Sep-2019
	COUNTY:	52.50
	ILLINOIS:	105.00
	TOTAL:	157.50

02-09-202-016-1031 | 20190901679544 | 0-264-395-360