

5" UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc# 1929641004 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2019 09:22 AM PG: 1 OF 4

1965A011130CP  
MTR 1011

THE GRANTOR, **5312 WOODLAWN, LLC**, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Steve Kin

of 239 S. La Cienega Blvd, Unit 102, Beverly Hills, CA 90211  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: Unit 1  
5312 S. Woodlawn Ave.  
Chicago, IL 60615

PIN: 20-11-319-013-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 17 day of October, 2019.

S Y  
P A  
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M Y  
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INT 2019

5312 WOODLAWN, LLC,  
an Illinois limited liability company

By: [Signature]  
Patrick Maliszewski, Its Manager

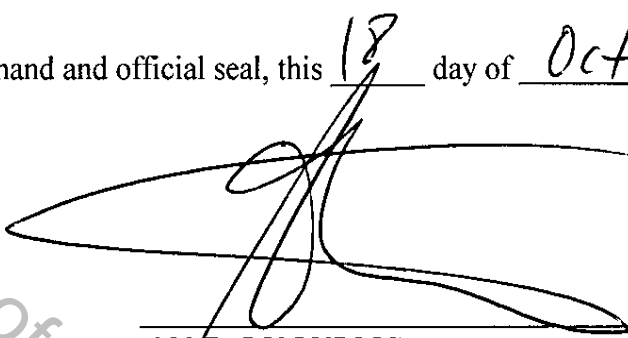
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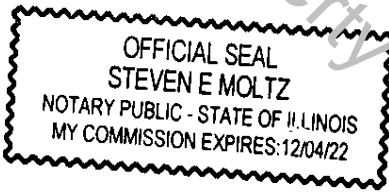
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Patrick Maliszewski, as Manager of **5312 WOODLAWN, LLC**, an Illinois limited liability company, appeared before me this day and signed, sealed and delivered the within instrument as his free and voluntary act and the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18 day of October, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC



Mail To:

LOMONACO & LOMONACO LLP  
Lauren LoMonaco  
1580 S. Milwaukee Ave Suite 220  
Libertyville, IL 60048


Name and Address of Taxpayer:

Steve Kim

5312 S. Woodlawn  
Unit 1  
Chicago, Illinois 60615



Prepared By:

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle Street  
Suite 900  
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		22-Oct-2019
	CHICAGO:	2,568.75
	CTA:	1,027.50
	<b>TOTAL:</b>	<b>3,596.25</b>

20-11-319-013-0000 | 20191001618985 | 0-145-808-992

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

REAL ESTATE TRANSFER TAX		22-Oct-2019
	COUNTY:	171.25
	ILLINOIS:	342.50
	<b>TOTAL:</b>	<b>513.75</b>

20-11-319-013-0000 | 20191001618985 | 1-518-452-320

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 1 IN THE 5312 S. WOODLAWN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN SUBDIVISION OF LOT 5 AND THE SOUTH 15 FEET OF LOT 4 IN BLOCK 9 IN EGANDALE A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38 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 NUMBER 1919606053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 15, 2019 AS DOCUMENT 1919606053.

PIN(S): 20-11-319-013-0000 (underlying)

Common Address: UNIT 1  
5312 S. WOODLAWN AVE.  
CHICAGO, ILLINOIS 60615

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECTS THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EASEMENTS RECORDED AS DOCUMENT NUMBERS LR2821456 AND LR2821458.

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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