

UNOFFICIAL COPY

Doc#: 2018357023 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/01/2020 07:22 AM Pg: 1 of 3

Dec ID 20200301646014
ST/CO Stamp 1-705-386-208 ST Tax \$80.00 CO Tax \$40.00

MAIL TO:
Sungmin Kim
1699 Wall St. #702
Mt. Prospect, IL 60056

SEND TAX BILL TO:
Jay Jinil Choi
1413 N. Sterling Ave. #204
Palatine, IL 60067

WARRANTY DEED

THE Grantor(s), Young Su Kim, divorced since not remarried, of Palatine, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Jay Jinil Choi, a single man, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Hereby Releasing and Waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

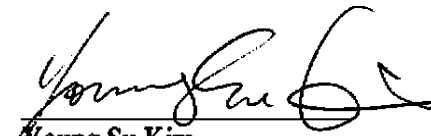
To Have and To Hold said premises forever.

Subject to general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Numbers: 02-09-202-016-1031

Address of Real Estate: 1413 N. Sterling Avenue, Unit 204, Palatine, IL 60067

Dated this 25 day of March 2020.


Young Su Kim

REAL ESTATE TRANSFER TAX

	26-Mar-2020
COUNTY:	40.00
ILLINOIS:	80.00
TOTAL:	120.00

02-09-202-016-1031 | 20200301646014 | 1-705-386-208

PTC 20-08880 11

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LEGAL DESCRIPTION

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 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.