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PRECISION TITLE

Doc#: 2028107150 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/07/2020 10:29 AM Pg: 1 of 3

Dec ID 20200801656639
ST/CO Stamp 0-628-588-256 ST Tax \$68.00 CO Tax \$34.00

PTC20-11021 1 of 1

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTOR(S) Jay Jini Choi, married man, of Palatine, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s) Young Su Kim, Single of Palatine, the County of Cook, State of Illinois, in sole ownership, all interest in the following described 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

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

Permanent Real Estate Index Number(s): 02-09-202-016-1031

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

Property is not homestead property for Grantor or Grantor's Spouse.

Dated this 11th day of August, 20 20


Jay Jini Choi

REAL ESTATE TRANSFER TAX

12-Aug-2020



COUNTY:	34.00
ILLINOIS:	68.00
TOTAL:	102.00

02-09-202-016-1031

| 20200801656639 | 0-628-588-256

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jay Jinil Park personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of August, 2020.



[Signature] (Notary Public)

Prepared by:
Sungmin Kim, Attorney at Law
1699 Wall St. Suite 702
Mt. Prospect, IL 60056

Mail To:
~~Seungwoo Hong, Attorney at Law~~
~~401 S. Milwaukee Ave. Suite 240~~
~~Wheeling, IL 60090~~

Young Su Kim
1413 N Sterling Ave Unit 204
Palatine, IL 60067

Name and Address of Taxpayer:
Young Su Kim
1413 N. Sterling Avenue, Unit 204
Palatine, IL 60067

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC20-11021

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

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. 22114887, 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 750 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.

Commonly known as 1413 N. Sterling Avenue, Unit 204, Palatine, IL 60067
Parcel ID(s): 02-09-202-016-1031,