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Doc# 2104820253 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2021 10:00 AM Pg: 1 of 3

Dec ID 20210101603851
ST/CO Stamp 1-220-423-696 ST Tax \$225.00 CO Tax \$112.50

WARRANTY DEED ILLINOIS STATUTORY

20GNW638264PM

1/2

Property of

(The Above Space for Recorder's Use Only)

THE GRANTOR David Colbert, a single man, of 470 W. Mahogany Court, #701, Palatine, IL 60067 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to David Kim, ^{married man, and} ^{Byung Yoon Kim, a married man} of 2400 W. Stonegate Blvd, Apt. 516, Arlington Heights, IL 60005, as ~~two~~ JOINT TENANTS, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

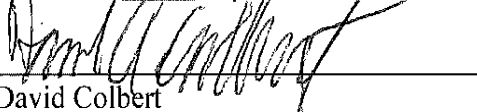
Permanent Index Number(s): 02-15-301-058-1058

Property Address: 470 W. Mahogany Court, #701, Palatine, IL 60067

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

Dated this 7 day of Jan 2021.


David Colbert

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STATE OF ILLINOIS)
) SS,
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Colbert personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 7 day of Jan, 2021.

Jinfa Tu
Notary Public

THIS INSTRUMENT PREPARED BY
Mary Brady
Guthrie & Brady
463 N. Roselle Road
Roselle, IL 60172

MAIL TO:

^{LLC}
Susan J. Kim & Associates
21660 W. Field Parkway
Suite 118
Deer Park, IL 60010

SEND SUBSEQUENT TAX BILLS TO:

David Kim and ~~Syng Yoon~~
~~470 W. Mahogany Court~~ 5041 N. Tamarack Drive
#701 Barrington, IL 60010
~~Palatine, IL 60067~~

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EXHIBIT A - LEGAL DESCRIPTION

Order No.: 20GNW638264RM

For APN/Parcel ID(s): 02-15-301-058-1058

PARCEL 1:

UNIT 1-703 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2002 AS DOCUMENT NUMBER 0021458156 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P1-57 & STORAGE SPACE S1-57 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.