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Doc# 2127012390 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 03:39 PM Pg: 1 of 4

Dec ID 20210901668398
ST/CO Stamp 0-368-468-112 ST Tax \$630.00 CO Tax \$315.00
City Stamp 1-094-475-920 City Tax: \$6,952.27

WARRANTY DEED

Mail to: ~~David~~ G. Frueh, Esq.
203 N. LaSalle St, Ste 2100
Chicago, Illinois 60601

THE GRANTOR(S), ~~Susanne~~ Kettler, a single woman who is not a party to a civil union, in consideration of TEN DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to Hyeonki Moon, an unmarried man, the following described Real Estate situated in Chicago, Cook County, Illinois, to wit:

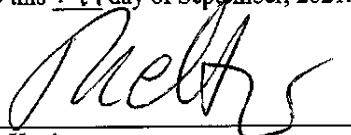
LEGAL DESCRIPTION ATTACHED HEREWITH AS EXHIBIT A.

Property Address: 1201 S. Prairie Avenue, Unit 3506 and GU-46, Chicago IL 60605

P.I.N.: 17-22-110-138-1190 unit 3506
17-22-110-138-1344 parking space GU-46

SUBJECT TO: A) covenants, conditions, and restrictions of record; B) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; C) General Taxes for the year 2021 and subsequent years, 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.



DATED this 14 day of September, 2021.


Susanne Kettler

REAL ESTATE TRANSFER TAX		23-Sep-2021
	CHICAGO:	4,725.00
	CTA:	1,890.00
	TOTAL:	6,615.00 *

17-22-110-138-1190 | 20210901668398 | 1-094-475-920
* Total does not include any applicable penalty or interest due.

Mail tax bill to: Hyeonki Moon
1201 S. Prairie Avenue, Unit 3506
Chicago, Illinois 60605

REAL ESTATE TRANSFER TAX		23-Sep-2021
	COUNTY:	315.00
	ILLINOIS:	630.00
	TOTAL:	945.00

Prepared by: Joseph R. Ziccardi, Esq.
77 W. Washington St, Suite 705
Chicago, Illinois 60602-3641

17-22-110-138-1190 | 20210901668398 | 0-368-468-112

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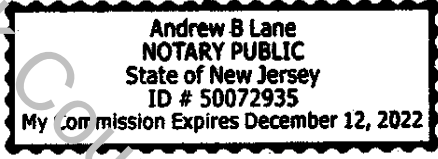
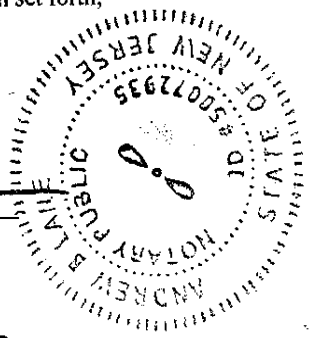
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STATE OF New Jersey)
) ss.
COUNTY OF Hudson

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Susanne Kettler**, 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 notarial seal this 11th day of September 2021.

Andrew B. Lane
Notary Public



Property of Cook County Clerk's Office

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1: Units 3506 and GU-046 in the One Museum Park West Condominiums, as delineated on a survey of the following described property: Part of Block 2 Subdivision, being a Resubdivision of Lot 2 in Kiley's Subdivision of part of fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; Also, part of South Indiana Avenue per document 93954909 recorded November 22, 1993, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document 0933444028, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County Illinois.

Parcel 2: A Non-Exclusive perpetual Easement for the benefit of Parcel 1, as created by the Grant of Easements and Agreement for Construction, Encroachments and Maintenance ("Grant") dated March 15, 2006 and recorded May 15, 2006 as document 0613532035 made by and among Central Station, L.L.C., an Illinois Limited Liability Company, 1255 South Prairie Private, L.L.C., an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company: (i) To construct, locate and maintain permanent encroachments of portions of the future improvements located on Parcel 1, including without limitation all structural members, footing, caisson bells, foundations, demising walls, columns, sheering and grade beams and any other supporting components which provide support and/or enclosure; and, (ii) To maintain any incidental encroachments in the event and to the extent that any part of the future improvements located on Parcel 1, encroach upon any part of the dominant Parcels (as defined in the grant), in Cook County, Illinois.

Parcel 3: A Non-Exclusive Easement for the benefit of Parcel 1, as created by the Grant of Easements and Agreement for Construction, Encroachments and Maintenance dated March 15, 2006 and recorded May 15, 2006 as document 0613532035 made by and among Central Station, L.L.C, an Illinois Limited Liability Company, 1255 South Prairie Private, L.L.C., an Illinois Limited Liability Company and GP 1, LLC, an Illinois Limited Liability Company for the purpose of Ingress and Egress by persons, materials and equipment over, upon, across, under and through the servient Parcel described therein to the extent reasonably necessary to permit the maintenance, repair or reconstruction of the improvements on Parcel 1, in Cook County, Illinois.

Parcel 4: A Non-exclusive easement for the benefit of Parcel 1, as created by the Declaration of Easements and Maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document 0613532038 made by and among 1255 South Prairie Private, L.L.C.; GP 1, LLC and Central Station, L.L.C. for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone and communications wires and equipment, and electrical conduits, wires and equipment, in Cook County, Illinois.

Parcel 5: A Non-exclusive Easement for the benefit of Parcel 1, as created by the Declaration of Easements and maintenance Agreement for Museum Park North dated April 28, 2006 and recorded May 15, 2006 as document 0613532038 made by and among 1255 South Prairie Private, L.L.C.; GP 1, LLC and Central Station, L.L.C. for Ingress and Egress of Vehicles and persons over, on and across street areas located upon the prairie avenue private easement Parcel described therein, in Cook County, Illinois.

Parcel 6: A Non-Exclusive Easement for the benefit of Parcel 1, as created by the Amended and Restated Grant of Easements; Grant of Public Access Easement and Agreement for use and maintenance of Easement parcel dated April 19, 2002 and recorded April 24, 2002 as document 0020470285 made by and among Museum Park East, L.L.C., an Illinois Limited Liability Company and Chicago Title Land Trust Company (Formerly Known as Chicago Title and Trust Company), as trustee under trust agreement dated March 1, 1990 and known as trust number 1080000 for pedestrian and vehicular Ingress and Egress over, across and upon the Easement parcel described therein, in Cook County, Illinois.

Parcel 7: A Non-exclusive Easement for the benefit of Parcel 1, as created by the Declaration of Easements for Construction, Encroachments, Adjacent Improvements, Access and Maintenance; Access Ramp Easements made by and between Grant Park 2, LLC and Central Station, L.L.C. recorded November 30, 2009 as document 0933444026 for the following purposes:

- A) Locate and maintain permanent encroachments of any One Museum Park West improvements and/or facilities;
- B) Maintain any incidental encroachments in the event and to the extent that any part of the One Museum Park West improvements shall encroach or shall hereafter encroach; and,
- C) for Ingress and Egress to the extent reasonably necessary to permit the maintenance, repair, replacement or reconstruction of any portion of the One Museum Park West improvements, in, to, under, over, upon, through and about portions of the "T5 Property", as defined therein, in Cook County, Illinois.

Parcel 8: A Non-exclusive Easement for the benefit of Parcel 1, as created by Declaration of Easements for encroachments, adjacent

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improvements, access and maintenance, dated April 2, 2008 and recorded April 4, 2008 as document 0909541096, by and among, GP1, LLC, an Illinois Limited Liability Company, Grant Park 2, LLC, an Illinois Limited Liability Company, and Central Station, L.L.C., an Illinois Limited Liability Company, for Easements:

- (i) To locate and maintain encroachments of portions of improvements over One Museum Park East property, as defined therein;
- (ii) for repair, replacement and reconstruction of all expansion joint connections as described therein;
- (iii) for Ingress and Egress over one museum park east property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West condominiums property; and
- (iv) for Ingress and Egress to any dog run area and for access to and use of any dog run area located on the One Museum Park East property, in Cook County, Illinois.

Parcel 9: A Non-Exclusive Easement for the benefit of Parcel 1, as created by Declaration of Easements for Encroachments, adjacent improvements, access and maintenance, dated November 20, 2009 and recorded November 30, 2009 as document 0933444027 by and between Grant Park 2, LLC, an Illinois Limited Liability Company and Central Station, L.L.C., an Illinois Limited Liability Company, for Easements:

- (a) To locate and maintain encroachments of portions of improvements over T5 property, as defined therein;
- (b) For repair, Replacement and Reconstruction of all expansion joint connections as described therein;
- (c) For Ingress and Egress over T5 property to the extent reasonably necessary to permit maintenance, repair or reconstruction of any portion of the One Museum Park West Condominiums property, in Cook County, Illinois.

Parcel 10: The (Exclusive) right to the use of Storage Space(s) S-190 A Limited Common Element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number, 0933444028.

Property of Cook County Clerk's Office