

UNOFFICIAL COPY

Doc#. 2134725138 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2021 10:59 AM Pg: 1 of 5

MAIL TO:

Hyun Chul Choi
3700 Capri Court, Unit# 302
Glenview, IL 60025

Dec ID 20211201668518
ST/CO Stamp 0-937-128-592

SEND TAX BILL TO:

Hyun Chul Choi
3700 Capri Court, Unit# 302
Glenview, IL 60025

A121021-1

QUIT CLAIM DEED

The Grantor, Hyun Chul Choi, unmarried, of Glenview, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Grantees, Hyun Chul Choi and So Young Bae, of Glenview, Illinois, the following described Real Estate situated in the County of Cook in 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, not as Tenants in Common or Tenants by the Entirety but as JOINT TENANTS, 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: 04-32-402-049-1022

Address of Real Estate: 3700 Capri Court, Unit# 302, Glenview, IL 60025

Dated this 9 day of December 2021


Hyun Chul Choi

REAL ESTATE TRANSFER TAX		10-Dec-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
04-32-402-049-1022		20211201668518 0-937-128-592	

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See Legal Description Attached Hereto

State of Illinois)

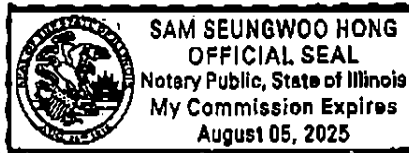
) ss

County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hyun Chul Choi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of homestead rights.

GIVEN under my hand and official seal, this 9 day of December 2021



Notary Public



Commission Expires

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER ACT

DATE 12/9/2021


Signature of Buyer, Seller or Representative

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PARCEL 1: UNIT NUMBER 302, IN TRIUMVERA 3700 CAPRI COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
 THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT NUMBER 2492593; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 571.07 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ALONG A LINE WHICH FORMS AN ANGLE OF 0 DEGREES 37 MINUTES 19 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 297.04 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 321.33 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 256.17 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 26.67 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 34.33 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 11.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 247.65 FEET; THENCE ON A LINE WHICH FORMS AN ANGLE OF 53 DEGREES 13 MINUTES 28 SECONDS TO THE LEFT OF THE PROLONGATION OF LAST DESCRIBED LINE, A DISTANCE OF 14.24 FEET; THENCE ON A LINE WHICH FORMS AN ANGLE OF 36 DEGREES 46 MINUTES 32 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 65.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE AS ESTABLISHED BY DOCUMENT NUMBER 2492593; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 571.07 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG A LINE WHICH FORMS AN ANGLE OF 0 DEGREES 37 MINUTES 19 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 297.04 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 321.33 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 98.37 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 23.33 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 19.04 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 37.33 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.50 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 15.33 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 78.50 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 22.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 19.37 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 22.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 19.37 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 23.33 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES

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TO THE LAST DESCRIBED LINE, A DISTANCE OF 122.42 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE ENTIRE PORTION THEREOF LYING ABOVE AND EXTENDING UPWARD FROM AN INCLINED PLANE HAVING AN ELEVATION OF 661.90 FEET ABOVE U. S. G. S. DATUM ALONG THE NORTHEASTERLY BOUNDARY THEREOF, AND AN ELEVATION OF 663.40 FEET ABOVE SAID DATUM ALONG THE SOUTHWESTERLY BOUNDARY THEREOF, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR 3138148, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR TRIUMVERA FILED AS DOCUMENT NUMBER LR 2754081, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Commonly known as 3700 Capri Court, Unit 302, Glenview, IL 60025

Parcel ID(s): 04-32-402-049-1022

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/9, 2021

Signature: [Handwritten Signature]
Grantor or Agent
Hyun Chul Choi

Subscribed and sworn to before me
By the said Grantor
This 9 day of December, 2021
Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 12/9, 2021

Signature: [Handwritten Signature]
Grantee or Agent
So Young Bae

Subscribed and sworn to before me
By the said Grantee
This 9 day of December, 2021
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)