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(CT) 236nw 19759304 ILLINOIS STATUTORY (SF2) WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc#. 2311606056 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/26/2023 01:22 PM Pg: 1 of 4

THE GRANTOR(S)

Dec ID 20230401605615 ST/CO Stamp 0-148-888-784 ST Tax \$356.00 CO Tax \$178.00 City Stamp 0-889-445-584 City Tax: \$3,738.00

SAUL KLUPT AND
LILLIAN KLUPT,
HUSBAND AND WIFE,
OF THE CITY OF BOYNTON BEACH,
PALM PEACH COUNTY, STATE OF FLORIDA,
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICILITY OF WHICH IS HEREBY
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S) TO

SUNG JOON PARK AND JAE HUI CHONG, HUSBAND AND WIFE, OF 750 E NORTHWEST, IN THE CITY OF DES PLAINES, COUNTY OF COOK AND STATE OF ILLINOIS, NOT IN TENANCY IN COMMON, OR AS JOINT TENANTS, BUT AS TENANTS BY THE ENTIRET'S

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF COOK, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM, COVENANTS, CONDITIONS AND RESTRICTIONS.

PERMANENT TAX IDENTIFICATION NO: 13-24-406-047-1027 and 13-24-406-047-1063

PROPERTY ADDRESS: 2700 W BELMONT AVE., #503, CHICAGO IL 60618

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DATED THIS 17TH_DAY OF APRIL 2023.
SAUL KLUPT LILLIAN KLUPT
STATE OF ILLINOIS))SS COUNTY OF COOK)
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SAUL KLUPT AND LILLIAN KLUPT, HUSBAND AND WIFE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THIS SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 17 TH DAY OF APRIL 2023
NOTARY PUBLIC OFFICIAL SEAL CHIFUN FREEMAN Notary Public - State of Illinois My Comm ssion Expires 05/22/2026
AFFIX TRANSFER STAMPS ABOVE
THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH, SECTION 4 OF SAID ACT.
DATE:
THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN
P.O. BOX 1183, WHEELING, ILLINOIS 60090
RETURN TO: SEND SUBSEQUENT TAX BILLS TO Zo Mary K. Sims, P.C. Attorney at Caw 2700 Patront Blvd. #250 Gienuian, IL 60026 Monton Giore, IL 60053

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LEGAL DESCRIPTION

Order No.: 23GNW197593VH

For APN/Parger ID(s): 13-24-406-047-1063 and 13-24-406-047-1027

PARCEL 1:

UNIT 503 AND PARKING CPACE G-31 IN THE RIVERVIEW ON BELMONT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 84, 85.86 AND 87 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0427544086, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM PARCELS DESCRIFED FOR COMMERCIAL PROPERTY EXCEPTION PARCEL 1- COMMERCIAL PROPERTY THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.28 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 86 AND 87 IN BELMOI4T AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 87; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.71 FEET; THENCE MORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.55 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.06 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 2200 FEET THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.69 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.54 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.64 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 55.77 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL 2- COMMERCIAL PROPERTY (A) THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +9.28 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +28.43 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 84 AND 85 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24. TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS

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LEGAL DESCRIPTION

(continued)

FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 84: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.17 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 17.97 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 594 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21 67 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.32 FEET; THENCE NORTH 90 DEGREES 00 MINUTES (1) SECONDS EAST, A DISTANCE OF 4.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1443 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.40 FEET: THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 44.64 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS/IB) THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION \$18,39 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +2843 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 84 AND 85 IN BELMONT A'ND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 84; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES (0 M.NUTES 00 SECONDS EAST, A DISTANCE OF 8.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.29 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.84 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.98 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.32 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.87 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.94 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.94 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARCEL 1, SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 01, 2004 AS DOCUMENT NUMBER 0427544085, OVER CERTAIN AREAS OF THE "COMMERCIAL PROPERTY AS DEFINED THEREIN, IN COOK COUNTY, ILLINOIS.