

# UNOFFICIAL COPY



236nw19759304  
ILLINOIS STATUTORY 1 of 2  
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

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

## THE GRANTOR(S)

SAUL KLUPPT AND  
LILLIAN KLUPPT,  
HUSBAND AND WIFE,  
OF THE CITY OF BOYNTON BEACH,  
PALM BEACH COUNTY, STATE OF FLORIDA,  
FOR AND IN CONSIDERATION OF TEN  
DOLLARS AND OTHER GOOD AND  
VALUABLE CONSIDERATION THE RECEIPT  
AND SUFFICIENCY 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 ENTIRETY

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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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GNW197593VH

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

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PARCEL 1:

UNIT 503 AND PARKING SPACE 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 40 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 DESCRIBED 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 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 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 NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.38 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.00 FEET; THENCE 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 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 21.32 FEET; THENCE NORTH 00 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 00 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 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 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 00 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 (B) 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 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 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 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 8.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 23.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.29 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.84 FEET; THENCE SOUTH 00 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 EAST, 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 EAST, 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.