

UNOFFICIAL COPY



2318445238D

Ct 236SA44 113709

MAIL TO:

Kim and Park
2911 N Western Unit 407
Chicago, IL 60618

C1082

Doc# 2318445238 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/03/2023 01:48 PM PG: 1 OF 3

MAIL TAX BILLS TO:

~~Kim and Park~~ *Minjung Park*
~~2911 N Western Unit 407~~
~~Chicago, IL 60618~~

6110 N Glenwood Ave

Apt 1

Chicago, IL 60660

WARRANTY DEED

THE GRANTOR SHERRI L. MEYER, a single woman, of 2911 North Western Avenue, Unit 407, Chicago, IL 60618 for and in consideration of TEN DOLLARS and other good and valuable consideration, in hand paid, grants, bargains, warrants and conveys to ALBERT KIM and MIN J. PARK of 6110 N Glenwood Ave, Apt 1, Chicago, IL 60660, as joint tenants with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

UNIT 407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMNTS IN RIVER WALK LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00170100 AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO P-62, A LIMITED COMMON ELEMMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO IN COOK COUNTY, ILLINOIS.

PARCEL 3

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 00170099 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS

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DOCUMENT NO. 00170100, AS AMENDED FROM TIME TO TIME; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 3 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT, RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 3. EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS NO. 0017099. COVENANT RECORDED AUGUST 2, 1999. AS DOCUMENT 99730345 MADE BY 2929 N. WESTERN AVE., LLC ITS SUCCESSORS AND ASSIGNS THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAINS IN THE PUBLIC WAY AT THE PROPERTY BOUNDARY LINE SHALL BE THE JOINT RESPONSIBILITY OF RIVER WALKS CONDOMINIUM ASSOCIATION AND THE RIVER WALK TOWNHOMES CONDOMINIUM ASSOCIATION OF THE LOFTS AND TOWNHOMES BEING CONSTRUCTED ON THE PROPERTY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF CHICAGO; AND TAXES NOT YET DUE AND PAYABLE BUT HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTIONS LAW OF THE STATE OF ILLINOIS.

Permanent Real Estate Tax No: 14 30 116 023 1045

Address of Real Estate: 2911 N. Western Avenue, Unit 407, Chicago, IL 60618-8039

DATED this 27th day of June, 2023

 (SEAL)
SHERRI L. MEYER

State of Illinois
 County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid does hereby certify that SHERRI L MEYER, as single woman, appeared before me on the date stated below and that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the waiver of homestead rights.

Signed and sworn before me this 27th day of June, 2023

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Sara E. Sumner

Notary Public

Prepared by Sara E. Sumner, 1617 N Hoyne, Chicago, IL 60647



REAL ESTATE TRANSFER TAX



30-Jun-2023
COUNTY: 182.50
ILLINOIS: 365.00
TOTAL: 547.50

14-30-116-023-1045

20230601657557 | 0-921-587-408

REAL ESTATE TRANSFER TAX



30-Jun-2023
CHICAGO: 2,737.50
CTA: 1,095.00
TOTAL: 3,832.50 *

14-30-116-023-1045

20230601657557 | 0-420-368-080

Total does not include any applicable penalty or interest due.