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EXECUTOR'S DEED

uses and purposes therein set forth.

Doc#. 2417724006 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/25/2024 9:07 AM Pg: 1 of 4

Dec ID 20240601627958

| ^ | | |
|---------------------------|---|--|
| | | (Above Space for Recorder's Use Only) |
| THIS DEED, m | ade this day of | of May, 2024, by Choon G. Koo a/k/a Choon Gu Koo of the |
| | | nd State of Illinois, as Independent Executor of the ESTATE OF Bon |
| | | D, hereinafter referred to as Grantor, and Choon Gu Koo as trustee of |
| | | Bon Gul and Choon Gu Koo Living Trust dated January 26, 2009 and |
| | i of the Village of | of Wheeling, County of Cook, State of Illinois, hereinafter referred to |
| as Grantee: | rantore svere in h | y appointed Independent Executor of the Estate of Bon Gul Koo a/k/a |
| | | Court of Callifornia County of Alemeda, in Case Number |
| | | me'r Executors, and said letters of Office are now in full force and |
| effect. | J 1 | |
| | | ed witness th, that Grantor, in exercise of the Power of Sale granted |
| | | on Gul Koo PKI. Bon G Koo, Decedent, and in consideration of the |
| | | hand paid by Grantees, the receipt whereof is hereby acknowledged, |
| | | NVEY to Grantes, all the following-described real estate situated in known and described as follows, namely: |
| - | | //x. |
| Permanent Index Number | | |
| Address(es) of Real Esta | ite: 190 Milwau | kee Ave., Unit 403, Wheeling, L. <0090 |
| TACETHED WITH A | II right title o | and interest whatsoever, at law or in equity of said Bon Gul Koo |
| a/k/a Bon G Koo, Decea | | |
| wit a Doi: 6 1800, D 4040 | 24 11 11 11 10 10 11 11 11 11 11 11 11 11 | T' |
| TO HAVE AND TO H | OLD same unto | said Grantee, Fee Simple tenancy forever. |
| IN WITNESS WHERE | EOF, Grantor, a | s Independent Executor aforesaid, has hereunto set her hand |
| and seal the day and yea | r first above wri | |
| | | Grantor: |
| | | Charle Xno |
| | | Choon Gu Koo a/k/a Choon G Koo, as Independent Executor of |
| | | the Estate of Bon Gul Koo a/k/a Bon G Koo, Dec'd. |
| STATE OF ILLINOIS |) | |
| COLD TRUCT CO CO. |) SS | and the above and very |
| COUNTY OF COOK |) | See Attached California Certificate |
| | | ublic in and for said County, in the State aforesaid, DO HEREBY |
| CERTIFY THAT the ab | ove Choon Gu K | Koo a/k/a Choon G Koo, personally known to me to be the same |

person whose name is subscribed to the foregoing instrument appeared before me his day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the

Given under my hand and official seal, this _____ day of May 2024.

Notary Public

Part Return Transfer Anygever

VALID FOR A PERIOD OF THIRTY (30)

DAYS PROM THE DATE OF ISSUALICE

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LEGAL DESCRIPTION

PARCEL 1: UNIT 3-403 IN THE ONE MILWAUKEE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND, LOTS 2 AND 7 IN ONE MILWAUKEE PLACE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00660793. AS AMENDED FROM TIME TO TIME, TOGETHER WITI-I ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING STACE P30-3 AND STORAGE SPACE S-3-403, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 00 561 793.

PIN: 03-02-410-143-1015

auker

Of Columnia Clerk's Office Address of Real Estate: 190 Milwaukee Ave., Unit 403, Wheeling, IL 60090

Prepared By: Richard Kim Law Offices of CK & Associates, LLC 8930 Waukegan Rd., Ste. 210 Morton Grove. IL 60053

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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.

The grantee or his/her 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 and hold title to real estate under the laws of the State of Illinois.

Signature

Grantee or Agent

IAL SEAL

AS KIM

OFFICIAL SEAL

STATE OF ILLINOIS

EXPIRES: 12/20/21

EMMA S KIM

NOTARY PUBLIC: STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/20/2026

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEE THIS DAY OF JUNE 2024

NOTARY PUBLIC

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 EstateTransfer Tax Act.]

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

| <u> </u> |
|--|
| A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. |
| State of California) |
| County of Alameda) |
| On June 1, 2024 before me, Sully Jong A Notary Public Date Here Insert Name and Title of the Officer |
| personally appeared Choon G Koo |
| Name(s) of Signer(s) |
| who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. |
| I certify under PENALTY OF PERJURY under the laws of trie State of California that the foregoing paragraph is trie and correct. |
| SULLY JONG COMM. NO. 2427006 NOTARY PUBLIC - CALIFORNIA MY COMM. EXPIRES DEC. 15, 2026 (Signature S |
| Place Notary Seal Above |
| OPTIONAL |
| Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. |
| Description of Attached Document Title or Type of Document: |
| Capacity(ies) Claimed by Signer(s) Signer's Name: Chook |