

WARRANTY DEED Statutory (ILLINOIS) (Corporation to Individual)

COOK COUNTY CLERK'S OFFICE FILED FOR RECORD

UNOFFICIAL COPY

CAUTION Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are made.

1986 DEC 30 PM 3 04

86626314

THE GRANTOR

St. Paul Federal Bank For Savings

a corporation created and existing under and by virtue of the laws of the State of Illinois, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration

Directors in hand paid.

and pursuant to authority given by the Board of of said corporation, CONVEYS and WARRANTS to Han Sung Kim and Jeung Ja Kim of 16 W. Burr Oak Dr., Arlington Hts., Ill. not in Tenancy in Common but in Joint Tenancy

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

11.00

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, this 18th day of December, 1986.

St. Paul Federal Bank For Savings

IMPRESS CORPORATE SEAL HERE

BY

Frank A. Zawaski

Vice PRESIDENT

ATTEST

Patrick J. Agnew

SECRETARY

Cook

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Frank A. Zawaski personally known to me to be the Vice President of the St. Paul Federal Bank For Savings

Patrick J. Agnew personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Vice President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this 18th day of December, 1986

Commission expires December 28, 1988

Mary K. Allen NOTARY PUBLIC

This instrument was prepared by James King, 6700 W. North Ave., Chicago, IL 60635 (NAME AND ADDRESS)

ADDRESS OF PROPERTY

1275 Baldwin, Unit 208 Palatine, Illinois 60067 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO Han Sung Kim 1275 Baldwin, Unit 208 Palatine, Ill 60067

MAIL TO

ALFRED E. ASPENGAARD (Name) 4510 N. HERMISTADT (Address) CHICAGO, ILLINOIS (City, State and Zip)

RETURN TO OFFICE BOX NO. 333-W-22

STATE OF ILLINOIS REAL ESTATE TRANSACTIONS TAX DEPT. OF REVENUE 29.50

AFFIX RIDERS OR REVENUE STAMPS HERE

COOK COUNTY REAL ESTATE TRANSACTION TAX 29.50

86626314

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WARRANTY BOND

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

41692998

PARCEL 1:

UNIT 208 IN SAN TROPAT CONDOMINIUM BUILDING TWO AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTH 780 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4 757.17 FEET (THE SOUTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4 BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 134 FEET TO A POINT FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 77 FEET, THENCE WEST 88 FEET, THENCE EAST 123 FEET; THENCE NORTH 71.40 FEET, THENCE EAST 59.17 FEET, THENCE SOUTH 58 FEET, THENCE EAST 123 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24917327, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR SAN TROPAT PLANNED RESIDENTIAL DEVELOPMENT MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1067400 RECORDED APRIL 12, 1976 AS DOCUMENT 23448134 AND CREATED BY DEED FROM MIDWEST BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 1976 AND KNOWN AS TRUST NUMBER 78-09-2714 TO JAMES A. DIFFENDERFER AND SUSAN E. DIFFENDERFER RECORDED AUGUST 28, 1980 AS DOCUMENT 25564609, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1985 and subsequent years and to closing 1986.

PIN# 02-12-200-092-1019

86626314

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PROPERTY OF THE CLERK OF THE COURT
COUNTY OF COOK, ILLINOIS

FILE NO. 030000

UNIT FOR THE SUPPLEMENTAL RECORDS AND RECORDS UNIT
PROPERTY OF THE CLERK OF THE COURT

THE COURT HAS REVIEWED THE RECORDS AND RECORDS UNIT
AND HAS DETERMINED THAT THE RECORDS AND RECORDS UNIT
IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE
COURT. THE RECORDS AND RECORDS UNIT IS
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