

WARRANTY DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

86630714

THE GRANTOR, TAI KANG and BETTY KANG, his wife

of the Village of Morton Grove, County of Cook
State of Illinois for and in consideration of
TEN(\$10.00) DOLLARS,

In hand paid,
CONVEY and WARRANT to SOON WOON CHOI and
HYANG SOOK CHOI, his wife; 9024 Sherry Ln., Des
Plaines, IL 60016

(The Above Space For Recorder's Use Only)

(NAMES AND ADDRESS OF GRANTEES)

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

See Attached Legal Description

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PROPERTY OF COOK COUNTY RECORDER
17-1029-98-4 411 12798
00-92-41 98/12/81 1204 11001 100001
99 HTS 091396003 10-12-81

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 17-10-400-012-1003 (Affects Unit 2B) 3/B
17-10-400-011-0000 (Garage Area)

Address(es) of Real Estate: 400 E. Randolph, Chicago, IL

DATED this 31 day of December 1986

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
TAI KANG (SEAL) BETTY KANG (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for
said County, in the State aforesaid, DO HEREBY CERTIFY that
TAI KANG and BETTY KANG, his wife

INPRESS SEAL HERE personally known to me to be the same person whose name subscribed
to the foregoing instrument, appeared before me this day in person, and acknowl-
edged that they signed, sealed and delivered the said instrument as their
free and voluntary act, for the uses and purposes therein set forth, including the
release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of December 1986
Commission expires August 25, 1990 Sharon L. Jones
NOTARY PUBLIC My Commission Expires Aug 25, 1990

This instrument was prepared by Lawrence H. Leavitt, 7 So. Dearborn, Chicago, IL 60603
(NAME AND ADDRESS)

MAIL TO: Lawrence H. Leavitt
Greenbaum & Leavitt
7 South Dearborn - Ste. 1327
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)
(City, State and Zip)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
RECEIVED DEPT. OF REVENUE
50.00
86630714

14 25

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Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

TO: [Name]
FROM: [Name]
[Faded text describing the deed, including names and addresses]

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EXHIBIT "A"

PARCEL 1:

Unit 20 as delineated on the survey of certain lots in the Plat of Lake Front Plaza, a subdivision of a parcel of land lying in accretions to Fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded April 30, 1962 as Document 18,461,961, conveyed by Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460, recorded May 7, 1962, as Document No. 18,467,558, and also Supplemental Deed thereto recorded December 23, 1964 as Document No. 19,341,515, which survey is attached as Exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated April 9, 1962, and known as Trust No. 17460, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 22,453,315 together with their undivided percentage interest in the common elements.

PARCEL 2:

Easements for the benefit of Parcel 1, aforesaid, as created by Grant from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460 dated May 1, 1962 and recorded May 7, 1962 as Document No. 18,467,559 and by Grant recorded December 23, 1964 as Document No. 19,341,547 more particularly described as follows:

A. A perpetual easement for access roadway on and across a strip of land being a part of Parcels "C" and "C-1" as shown on and described in plat of "Lake Front Plaza", aforesaid, 25 feet of even width being 12.5 feet on each side of a center line described as follows:

Beginning at a point on the North line of East Randolph Street extended 152.5 feet East of the East line of Lake Shore Drive (Field Boulevard) viaduct as measured along said North line; thence South perpendicular to said North line of East Randolph Street extended, a distance of 140 feet to the Southerly property line of the Illinois Central Railroad Company;

B. A perpetual easement for sanitary and storm sewers, water mains, electric power lines and telephone lines on and across the premises described as follows:

- (1) A tract of land being a part of Parcels "C" and "D" as shown on and described in plat of "Lake Front Plaza", aforesaid described as follows:

Beginning at a point 25 feet South of the North line of East Randolph Street extended and 6 feet West of the East line of Parcel "C"; thence North parallel with and 6 feet West of said

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East line a distance of 232 feet; thence West at a right angle 62 feet; thence South at a right angle 132 feet; thence West at a right angle 6 feet to the East line of Parcel "B"; thence South along said East line of Parcel "B" a distance of 75 feet to the North line of East Randolph Street extended; thence West along said North line of East Randolph Street extended a distance of 207 feet; thence South at a right angle 25 feet; thence East along a line parallel with and 25 feet South of said North line of East Randolph Street extended a distance of 275 feet to the point of beginning;

- (2) A tract of land of varying widths being a part of Parcels "A" and "E" as shown on and described in plat of "Lake Front Plaza", aforesaid, described as follows:

Beginning at the Southeast corner of said Parcel "A"; thence North along the East line of said Parcel "A" a distance of 16 feet; thence West at a right angle 35 feet 8 inches; thence North at a right angle 116 feet; thence West at a right angle 8 feet; thence South at a right angle 116 feet; thence West at a right angle 62 feet; thence North at a right angle 116 feet; thence West at a right angle 8 feet; thence South at a right angle 116 feet; thence West at a right angle 90 feet 4 inches; thence North at a right angle 85 feet; thence West at a right angle 6 feet; thence South at a right angle 85 feet; thence West at a right angle 90 feet 3 inches; thence North at a right angle 85 feet; thence West at a right angle 43 feet 8 inches to the East line of Parcel "E"; thence North along said East line a distance of 111 feet; thence West at a right angle 20 feet; thence South at a right angle 119 feet; thence West at a right angle 95 feet; thence South at a right angle 10 feet; thence East at a right angle 95 feet; thence South at a right angle 52 feet; thence East at a right angle 20 feet to the East line of said Parcel "E"; thence North along said East line 55 feet to the North line of Parcel "E"; thence East along said North line a distance of 363 feet 4 inches to the point of beginning;

- (3) A strip of land being a part of Parcels "C" and "C-1" as shown on and described in the plat of "Lake Front Plaza", aforesaid, 4 feet of even width being 2 feet on each side of a center line described as follows:

Beginning at a point 82 feet West of the East line of Parcel "C" as measured along the North line of East Randolph Street extended and 25 feet South of said North line; thence South, perpendicular to said North line of East Randolph Street extended a distance of 88 feet more or less to the North Bank of an existing slip; thence 28 feet of even width, being 14 feet on each side of center line, a distance of 13 feet; also

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a strip of land being a part of said Parcels "C" and "C-1", 6 feet of even width being 3 feet on each side of a center line described as follows:

Beginning at a point 129 feet West of said East line of Parcel "C" as measured along said North line of East Randolph Street extended and 25 feet South of said North line; thence South perpendicular to said North line of East Randolph Street extended a distance of 38 feet, more or less to the North Bank of an existing slip; thence 20 feet of even width, being 10 feet on each side of said center line a distance of 10 feet.

PARCEL 3:

Easements for the benefit of Parcel 1, aforesaid, created by Article III, Section 3.1 of the Supplemental Deed from Illinois Central Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 17460 dated December 15, 1964 and recorded December 23, 1964 as Document No. 19,342,545 as follows:

- (1) A perpetual right in, over, and upon the excepted and reserved property and the easement property, and the property adjacent thereto, for reasonable access for the construction, maintenance, repair, reconstruction, relocation, renewal, alterations, removal and inspection of the supports of the improvements, and of the pipes and equipment for air conditioning, connection with viaducts, water main, sewers, heating, electric, telephone gas or other utility lines, ground level access road, or other facilities, which at any time may be situated within the air right property, the excepted and reserved property, or the easement property or which may be otherwise under the responsibility of grantee, and generally for the purpose of fulfilling its obligations and exercising its rights under said deed, together with a perpetual right of underlying and lateral support, either natural or structural, for the supports of the improvement to the extent required for the structural safety thereof.
- (2) Perpetual easements to install, and to maintain so far as required by law or the provisions of said deed, the necessary expansion joints, sewers, gutters, downspouts, pipes, equipment and waterproofing to provide a surface drainage for the improvement to storm sewers constructed within easements provided for in said deed.
- (3) A perpetual easement to use such parts of the excepted reserved property, the easement property and other property of the grantor in which supports for the purpose of support of the building are located. The location of such supports is described in Lots No. 1 through 133 of the plat of survey

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and the face of the plat of survey which plat of survey was recorded December 10, 1964 as Document No. 19,330,409.

PARCEL 4:

Easement for the benefit of Parcel 1, aforesaid, created by Grants from Illinois Central Railroad Company dated May 1, 1962 and recorded May 7, 1962 as Document No. 18,467,559 and dated December 17, 1964 and recorded December 23, 1964 as Document No. 19,341,547 for reasonable access for the construction, maintenance, repair and reconstruction, relocation, renewal, alteration, removal and inspection of the supports of the viaducts as described in said instrument, in, over and upon the excepted and reserved property and the property adjacent thereto.

Permanent Tax Number: 17-10-400-012-1003 (Affects Unit 2B)
17-10-400-011-0000 (Affects Common Element)
(Garage Area)

Property of Cook County Clerk's Office

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