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WARRANTY DEED Statutory (ILLINOIS) (General)

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4-19-95 [Signature]

THE GRANTOR (NAME AND ADDRESS)

Soon N. Kim, a widow

DEPT. OF RECORDING 125.50 197777 TRAM 0043 04/19/95 15:10:00 117777 TRAM 0043 04/19/95 15:10:00 COOK COUNTY RECORDER

95259701

(The Above Space For Recorder's Use Only)

of the City of Chicago of Cook State of Illinois County

for and in consideration of \$100,000.00 DOLLARS. in hand paid, CONVEYED and WARRANTED to Richard L. Kumlin 205 W. Randolph Street Chicago, IL 60606

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. SUBJECT TO: General taxes (pt. and subsequent years and

EXEMPT UNDER THE REAL ESTATE TRANSFER TAX ACT

DEPT. OF RECORDING 125.50 197777 TRAM 0043 04/19/95 16:25:00 117777 TRAM 0043 04/19/95 16:25:00 COOK COUNTY RECORDER

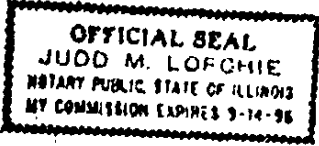
4-19-95 DATE Permanent Index Number (PIN): 17-03-106-028-1048 BUYER, SELLER OR REPRESENTATIVE

Address(es) of Real Estate: 1300 N. Astor, Unit 19C

DATED this day of 19

PLEASE PRINT OR TYPE (NAME) BELOW SIGNATURE(S) Soon N. Kim by James Seo, Attorney in Fact (SEAL) (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 Soon N. Kim by James Seo, Attorney in Fact



IMPRESS SEAL HERE

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of March 1995

Commission expires 9-14 1996 [Signature]

This instrument was prepared by Richard L. Kumlin, Ltd., 205 W. Randolph, Chicago, IL (NAME AND ADDRESS)

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Legal Description

of premises commonly known as 1300 N. Astor, Unit 19C, Chicago, IL

UNIT NUMER 19-'C', IN ASTOR TOWER CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIPED PARCEL OF THAT ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

PARCEL 1:

THE SOUTH 7.07 FEET OF LOT 3, ALL OF LOTS 4, 5 AND 6 AND THAT PART OF LOT 7 LYING EAST OF A LINE DRAWN 21 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7 IN SUBDIVISION OF LOTS 9, 10 AND 11 IN BLOCK 4 IN STONE'S RESUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

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THAT PART OF EAST GOETHE STREET AND NORTH ASTOR STREET DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF EAST GOETHE STREET WHICH IS 23.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7 AFORESAID; THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF EAST GOETHE STREET, A DISTANCE OF 17.5 FEET; THENCE EAST ALONG A LINE WHICH IS 17.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF EAST GOETHE STREET, A DISTANCE OF 102 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.5 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.83 FEET TO A LINE WHICH IS 17.25 FEET EASTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY LINE OF NORTH ASTOR STREET: THENCE NORTHERLY ON SAID PARALLEL LINE, A DISTANCE OF 83 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS 0.42 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 7.07 FEET OF LOT 3 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.46 FEET TO THE WESTERLY LINE OF NORTH ASTOR STREET, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF NORTH ASTOR STREET TO THE NORTH LINE OF EAST GOETHE STREET: THENCE WEST ALONG THE NORTH LINE OF EAST GOETHE STREET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE ASTOR TOWER CONDOMINIUM DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAW, EASEMENTS COVENANTS AND RESTRICTIONS MADE BY BROOKNAM CORPORATION, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25146808, AND IS AMENDED BY 1ST AMENDMENT TO ASTOR TOWER CONDOMINIUM DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON OCTOBER 22, 1979 AS DOCUMENT NUMBER 25203725; TOGETHER WITH ITS PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY ILLINOIS

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO { RICHARD L. KUMLIN
(Name)
205 W. Randolph St., #1030
(Address)
Chicago, IL 60606
(City, State and Zip)

Richard L. Kumlin
(Name)
205 W. RANDOLPH
(Address)
CHICAGO, ILL 60606
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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STATEMENT BY GRANTOR AND GRANTEE

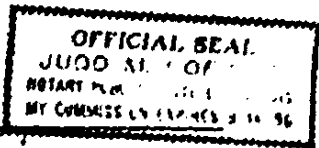
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated 3-16, 1996

Signature: Kim by James See Agent
Grantor or Agent
SOON N. KIM

Subscribed and sworn to before me by the said Agent this 16th day of March, 1996.

Notary Public Judith L. Johnson



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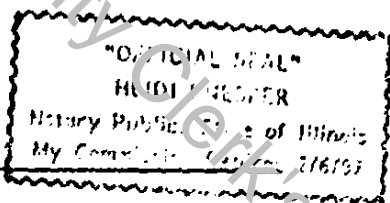
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 3-16, 1996

Signature: Richard L. Kumlín
Grantee or Agent
RICHARD L. KUMLIN

Subscribed and sworn to before me by the said this 16th day of March, 1996.

Notary Public Judith L. Johnson



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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