

# UNOFFICIAL COPY

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Individual to Individual)

37081049

Mail to:  
Myron Greenbaum, esq.  
79 W. Monroe St., #912  
Chicago, IL 60603

. DEPT-01 RECORDING \$23.00  
. T50012 TRAN 3931 02/04/97 12:56:00  
. #8451 # CG \*-97-081049  
. COOK COUNTY RECORDER

Name & Address of Tax Payer:

PHILLIP C. AHN  
968 MARTINGALE AVE  
BARTLETT, IL 60103

RECORDER'S STAMP

THE GRANTOR, YOUNG S. SONG, since divorced and not remarried, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) and No/100 Dollars and other good and valuable considerations in hand paid, CONVEY AND WARRANT to PHILLIP AHN, of the 968 Martingale, City of Bartlett, County of DuPage, State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 108 FEET OF THE NORTH 158 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 25 FEET WEST OF THE LAST LINE OF FOSTER AVENUE AS EXTENDED SOUTH IN COOK COUNTY, ILLINOIS

Subject to: General taxes for 1996 and subsequent years; outstanding leases, covenants, conditions, restrictions of record, building lines and easements, if any so long as they do not interfere with Purchaser's use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws if the State of Illinois.

Permanent Index Number: 12-16-206-004-0000  
Property Address: 9603-9611 W. Lawrence, Schiller Park, IL 60176

Dated this 31st day of January, 1997

Young S. Song (Seal)  
Young S. Song

BOX 333-CT1

37081049


1/644507 Div. II

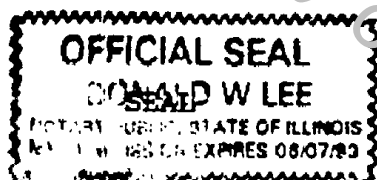
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STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF COOK   )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Young S. Song is personally known 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 instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

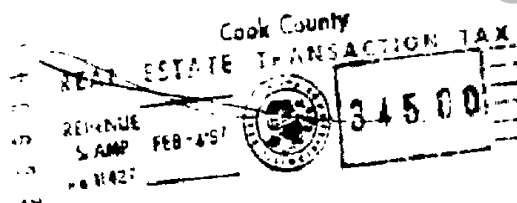
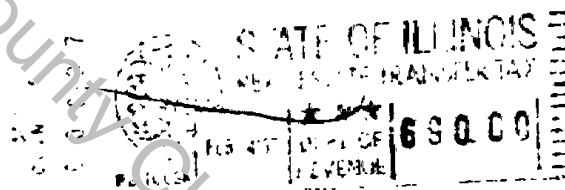
Given under my hand and notarial seal, this 31 st day of January, 1997.

  
\_\_\_\_\_  
Notary Public



\_\_\_\_\_ County, ILLINOIS TRANSFER STAMP

PREPARER:  
Donald W. Lee, esq.  
3530 W. Peterson Ave., #200  
Chicago, IL 60659



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14. **SEVERABILITY.** If any provision of this Agreement violates the law or is unenforceable, the rest of the Agreement shall remain valid.

15. **COLLECTION COSTS.** If Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Agreement, Grantor agrees to pay Lender's attorneys' fees, legal expenses and collection costs.

## 16. MISCELLANEOUS.

- a. A default by Grantor under the terms of any of the Lease which would entitle the tenant thereunder to cancel or terminate such Lease shall be deemed a default under this Assignment and under the Note and Mortgage so long as, in Lender's opinion, such default results in the impairment of Lender's security.
- b. A violation by Grantor of any of the covenants, representations or provisions contained in this Assignment shall be deemed a default under the terms of the Note and Mortgage.
- c. This Agreement shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees, and devisees.
- d. This Agreement shall be governed by the laws of the state indicated in the address of the real property. Grantor consents to the jurisdiction and venue of any court located in the state indicated in the address of the real property in the event of any legal proceeding under this Agreement.
- e. This Agreement is executed for business purposes. All references to Grantor in this Agreement shall include all persons signing below. If there is more than one Grantor, their obligations shall be joint and several. This Agreement and any related documents represent the complete and integrated understanding between Grantor and Lender pertaining to the terms and conditions of those documents.

## 17. ADDITIONAL TERMS

GRANTOR ACKNOWLEDGES THAT GRANTOR HAS READ, UNDERSTANDS, AND AGREES TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

Dated: JANUARY 31, 1997

GRANTOR: PHILLIP C AHN

GRANTOR:

Phillip C. AHN  
PHILLIP C AHN

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

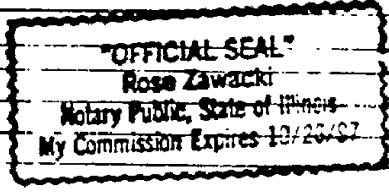
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State of IL ) State of \_\_\_\_\_ )

County of COOK ) County of \_\_\_\_\_ )

I, ROSE ZAWACKI a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Thomas C. Allen personally known to me to be the same person whose name LS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his on behalf of the free and voluntary act, for the uses and purposes herein set forth.



Given under my hand and official seal, this 21<sup>st</sup> day of January, 1997

[Signature] Notary Public Commission expires: 12-26-97

SCHEDULE A

The street address of the Property (if applicable) is: 9603-9611 W. Lawrence Avenue Schiller Park, IL 60131

Permanent Index No.(s): 12-16-206-004-0100

The legal description of the Property is:

THE SOUTH 108 FEET OF THE NORTH 158 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE FRACNTIONAL NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 25 FEET WEST OF THE EAST LINE OF FOSTER AVENUE AS EXTENDED SOUTH IN COOK COUNTY, ILLINOIS.

SCHEDULE B

This document was prepared by: ANNE KLESSEN

After recording return to Lender.

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