

# UNOFFICIAL COPY 98880433

GEORGE E. COLE®  
LEGAL FORMS

No. 808  
November 1994

1998-10-01 13:30:38  
Cook County Recorder

## WARRANTY DEED Statutory (Illinois) (Individual to Individual)

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.

THE GRANTORS SIMON H. KIM married to  
ROSA C. KIM  
P. O. Box 5008

of the Village of River Forest County of Cook  
State of Illinois for and in consideration of

TEN AND NO/100 (\$10.00) ----- DOLLARS,

and other good and valuable considerations \_\_\_\_\_  
\_\_\_\_\_ in hand paid,

CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_ to  
JOHN PEARSON  
1099 Greenleaf Avenue  
Elk Grove, Illinois 60007  
(Name and Address of Grantee)  
the following described Real Estate situated in the County of Cook

\_\_\_\_\_ in the State of Illinois, to wit:

Above Space for Recorder's Use Only

AMERICAN TITLE order # \_\_\_\_\_

*[Faint, mostly illegible text and stamps]*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
SUBJECT TO: covenants, conditions, and restrictions of record, SEE SUBJECT TO ON REVERSE SIDE.

Document No.(s) \_\_\_\_\_;  
\_\_\_\_\_ and to General Taxes for 1997 and subsequent years.  
Permanent Real Estate Index Number(s): 17-04-207-086-1323  
Address(es) of Real Estate: 1455 North Sandburg Terrace, Unit 201-B, Chicago, IL. 60610

Dated this 24th day of September, 1998

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
X Simon H. Kim (S)  
SIMON H. KIM  
X Rosa C. Kim  
ROSA C. KIM

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 1 1998  
10000  
06.00  
10000

3

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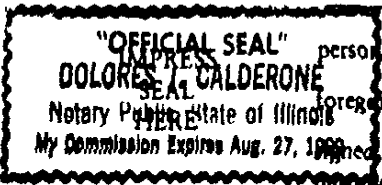
Warranty Deed  
Individual to Individual

GEORGE E. COLE  
LEGAL FORMS

TO

**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements, special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1997 and subsequent years.

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 SIMON H. KIM and ROSA C. KIM

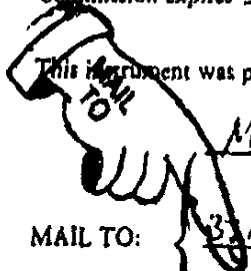


personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of September 1998

Commission expires August 27, 1999  
Patrick C. Turner NOTARY PUBLIC

This instrument was prepared by 527 So. Wells Street, 8th Floor, Chicago, Il. 60607  
(Name and Address)



MARK L. KARSO & ASSOCIATES  
(Name)

MAIL TO: 33 N La Salle St. #3200  
(Address)

CHICAGO, ILLINOIS 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

JOHN PEARSON  
(Name)

1455 N. Sandburg Terrace, Unit 201-B  
(Address)

Chicago, Illinois 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

98880433

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## LEGAL DESCRIPTION

UNIT NO. 201-B IN CARL SANDBURG VILLAGE CONDOMINIUM NO. 2 AS DELINEATED ON A SURVEY OF A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 25032909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, HIS, HER OR THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE. THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE SET FORTH IN THE AFORESAID DECLARATION AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ("HOMEOWNER'S DECLARATION") RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24917788 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LR3083871, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND THE HOMEOWNER'S DECLARATION FOR THE BENEFIT OF THE REMAINING REAL ESTATE DESCRIBED THEREIN.

Common Address: 1455 North Sandburg Terrace, Unit 201-B, Chicago, Il. 60610  
Permanent Index Number: 17-04-207-086-1323

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