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2001-08-31 14:55:24

Cook County Recorder 27.50



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WARRANTY DEED

This document prepared by:

Ira S. Neiman, Esq.
Sugar, Friedberg & Felsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

When recorded mail to:

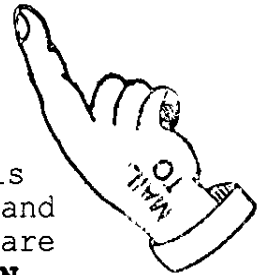
Sherry H. Kaplan
Sugar, Friedberg & Felsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

ELLEN S. KAHN, divorced and not since remarried, 2311 W. 183rd Street, #302, Flosswood Condo B Bldg., Homewood, Illinois 60430 ("Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants to **ELLEN KAHN, not individually, but as Trustee of the ELLEN KAHN LIVING TRUST u/a/d June 15, 1992, as Amended and Restated**, 2311 W. 183rd Street, #302, Flosswood Condo B Bldg., Homewood, IL 60430 ("Grantee") the following described real estate in Cook County, Illinois:

Parcel 1:

Unit Number 302, as delineated on survey of a tract of land legally described as follows:

That part of Lots 1 and 2 (taken as a tract) in the subdivision of the North 462 feet of that part of the Northwest $\frac{1}{4}$ lying Westerly of the Westerly right of way of the Illinois Central Railroad and that part of the Northwest $\frac{1}{4}$ of Section 6, all in Township 35 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point of intersection of the Westerly right of way line of Illinois Central Railroad and South line of Said Lots 1 and 2 (taken as a tract), said point being 465.08 feet Southwesterly (as measured on said right of way line) of a line 33 feet South of (measured at right angles) of the North line of the Northwest $\frac{1}{4}$ of Section 6; thence Southwesterly on the Westerly right of way line of said railroad, to the point of intersection with the North Line of Flosswood, a Subdivision of that part of the Northwest $\frac{1}{4}$ of Section 6; thence Westerly on the North Line of Flosswood Subdivision to the point of intersection with a line



350.81 feet East of and parallel to the West line of the Northwest $\frac{1}{4}$ of Section 6; thence Northerly on said parallel line to the point of intersection with a line 180 feet North of and Parallel to the North line of Flosswood subdivision; thence Easterly on the last named parallel line to the point of intersection with a line 581 feet East of and parallel to the West line of the Northeast $\frac{1}{4}$ of Section 6; thence Northerly on the last named parallel line, a distance of 32 feet to a point; thence Southeasterly on a straight line, a distance of 84.33 feet to the point of intersection with a line 180 feet North of and parallel to the North line of Flosswood Subdivision; thence Easterly on the last named parallel line to the point of intersection with a line 70 feet Westerly of and parallel (as measured at right angles) to the Westerly right of way line of said railroad; thence Northeasterly on the last named last named parallel line, a distance of 80.83 feet to a point, thence Southeasterly on a straight line, a distance of 70 feet to the point of beginning, all in Cook County, Illinois.

Which survey is attached a Exhibit "A" to Declaration of Condominium ownership made by South Chicago Savings Bank, as Trustee under Trust Number 11-1506 and filed for record in the office of the Registrar of Titles of the County of Cook, State of Illinois, as Document Number LR-2726217, and recorded with the recorder of deeds of the County of Cook, State of Illinois, as Document Number 22537317, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Perpetual easement for the benefit of Parcel 1, aforesaid, (except that part thereof falling in Lot 1, aforesaid). For a private road for ingress and egress in every possible manner including (but not exclusively) by vehicle, foot and conveyor and for light and air, as created by the deed from Henry Gottschalk and Sophie Gottschalk, his wife, to Maud Cory dated December 27, 1922 and recorded December 28, 1922 as Document Number 7759972, on and over a strip of land 50 feet in width extending from the Westerly line of the Parcel of Parcel 1, aforesaid, to the East line of Western Avenue, the Southerly line of said private road being the Southerly line of said parcel of parcel 1, aforesaid, extended Westward to said public road and the Northerly line of which said road being parallel with said Southerly line and 50 feet, measured at right angles, distant therefrom, all in Cook County, Illinois.

Property Address: 2311 W. 183rd Street, #302
Flosswood Condo B Bldg.
Homewood, IL 60430

Permanent Real Estate Index No. 32-06-100-066-1022

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hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Grantor's warranties are subject to: General real estate taxes for 2000 and subsequent years; Covenants, conditions and restrictions of record and the Declaration of Condominium.

* TO HAVE AND TO HOLD the property for the uses and purposes set forth herein and in Exhibit "A".

Dated Aug 24, 2000. Ellen S. Kahn
Ellen S. Kahn

Exempt under the provisions of Paragraph E, 35 ILCS 200/31-1 et seq., Real Estate Transfer Tax Act.

By: [Signature] Date: 8-24-01

Send Subsequent Tax Bills To:

10813922

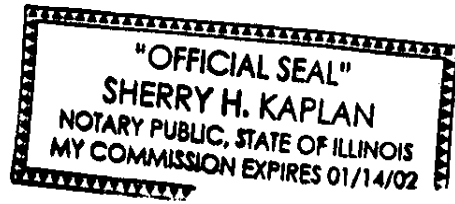
Ellen Kahn, Trustee
2311 W. 183rd Street #302
Flosswood Condo B Bldg.
Homewood, IL 60430

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: 8/24, 2001.

Signature: [Handwritten Signature] Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 24 day of August, 2001.



[Handwritten Signature] Notary Public

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: 8/24, 2001.

Signature: [Handwritten Signature] Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 24 day of August, 2001.



[Handwritten Signature] Notary Public

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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