

UNOFFICIAL COPY

WARRANTY DEED

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

THE GRANTOR, Marjorie Kempler, a widow, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to: Beatrice C. Perl, 6511 Longmeadow, Lincolnwood, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

525.00

04074396

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF.

Subject to: covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; mortgage or trust deed of Grantee, if any; general real estate taxes for 1994 and subsequent years; and installments of assessments established pursuant to the Declaration of Condominium not yet due.

P.I.N. 10-36-100-015-1170

PROPERTY ADDRESS: 7141 N. Kedzie, Unit 1116, Chicago, IL 60645

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

Dated this 22 day of December 1994.

Marjorie Kempler
Marjorie Kempler

State of Illinois)

County of Cook)

I, the undersigned, a Notary Public in and for the County, in the State aforesaid DO HEREBY CERTIFY that Marjorie Kempler, a widow, 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 a free and voluntary act, for the uses and purposes herein set forth.

Given my hand and notarial seal, this 22 day of Dec., 1994.

Richard Coin
NOTARY PUBLIC

OFFICIAL SEAL
RICHARD COIN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 13, 1998

This instrument was prepared by: Howard Mardell, Ltd., 221 N. La Salle St., #2040, Chicago, IL 60601

Mail recorded deed to:

Wish + Oyer, Ltd % Dimah H. Aker
345 North Canal St.
Chicago, IL 60606

Send subsequent tax bills to: The grantee at the property

BOX 333-CTI

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STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
140.00

0 0 0 2 1 4

04074396
Cook County
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
70.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
525.00

W 15 37 35 AM W SEC 51

2300

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 1116 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 11 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH, ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE 450.00 FEET, TO SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE EAST, ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21906206 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINES AND SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS, INCORPORATED, A CORPORATION OF ILLINOIS, AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A NEVADA CORPORATION, TO MICHAEL SLAVIN DATED JULY 15, 1974 AND RECORDED AS DOCUMENT 22795460 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET AS MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL OF THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

04074336