

UNOFFICIAL COPY

INDEPENDENT EXECUTOR'S DEED



10F3

Mail To:

GLENN R. HAAS, Atty.
P.O. Box 6327
VILLA PARK, IL 60181

Doc#: 0426029044
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/16/2004 09:20 AM Pg: 1 of 3

Name & Address of Taxpayer:

CIECH

Katherine^{B.} Jelks
70 WEST BURTON #1903
CHICAGO, IL 60610

Recorder's Stamp

24083241

THE GRANTOR, MARVIN KAGEN, of Appleton, County of Outagamie, and State of Wisconsin, as Independent Executor of the Estate of IRVING N. KAGEN, deceased, by virtue of Letters of Office issued to him by the Circuit Court of the 19th Judicial Circuit, McHenry County, Illinois, (Court No. 04 PR 20) and pursuant to the power and authority granted to him by Section 5/28-8 of Chapter 755 of the Illinois Compiled Statutes as amended, for and in consideration of the sum of ONE HUNDRED NINETY-ONE THOUSAND DOLLARS (\$191,000.00) receipt whereof is hereby acknowledged, DOES HEREBY CONVEY to KATHERINE JELKS whose address is 1 S. 150 ~~Spring Rd.~~ Oakbrook Terrace, IL 60181, DuPage County, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit: B.

SEE ATTACHED RIDER

575062441

SUBJECT TO: The real estate taxes for the second half of the 2003 and subsequent years; public and utility easements which do not underlie the existing improvements, and roads and highways, if any; covenants, conditions and restrictions of record, provided they were not violated by improvements or the use thereof and provided further they do not contain a reverter or right of re-entry; zoning and building laws, building lines, use and occupancy restrictions, provided they are not violated by existing improvements or the present use thereof; and drainage tiles, ditches, feeders and laterals, if any;

Permanent Index Number: 17-04-208-031-1072

Property Address: 70 West Burton, Apt. #1903, Chicago, IL

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

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal to this Deed, on the 21 day of July, 2004

Marvin Kagen MD (Seal)

MARVIN KAGEN, Independent Executor
of the Estate of IRVING N. KAGEN, deceased

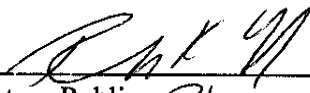
Box 333

UNOFFICIAL COPY

STATE OF Wisconsin)
) SS.
County of Outagamie)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that MARVIN KAGEN as Independent Executor of the Estate of IRVING N. KAGEN, deceased, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

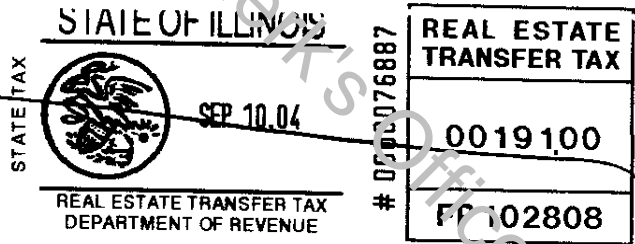
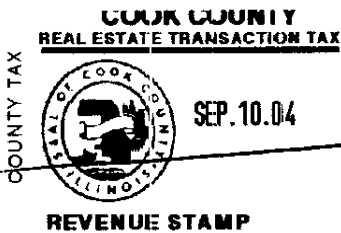
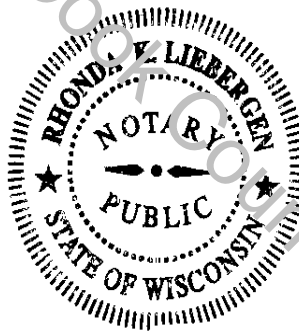
Given under my hand and notarial seal this 21st day of July, 2004.



Notary Public Rhonda K Liebergen

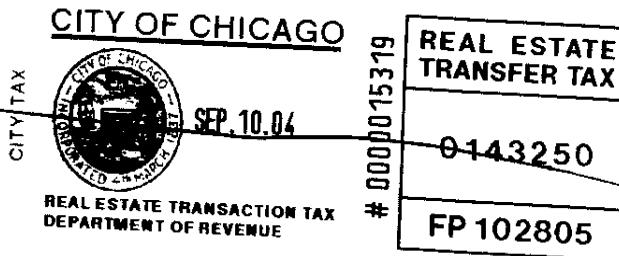
My commission expires on March 9 2008

IMPRESS SEAL HERE



NAME and ADDRESS OF PREPARER:

William Elman
ELMAN and EHARDT, LTD.
100 S. Ayer Street, Unit E
Harvard, IL 60033
PHONE: 815-943-4051



UNOFFICIAL COPY**RIDER**

SELLER: Marvin Kagen, Ind. Exe. of the Est. Of Irving N. Kagen,
deceased.

PURCHASER: Katherine Jelks

PROPERTY: Commonly known as Unit 1903, 70 West Burton, Chicago, IL

PIN NO. 17-04-208-031-1072

LEGAL DESCRIPTION

UNIT 1903-P, IN FAULKNER HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF LOT 4 (EXCEPT THE NORTH 53.70 FEET THEREOF) IN CHICAGO LAND COMMISSION NUMBER 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, ALSO PROVIDING FOR CERTAIN STREET AND ALLEY DEDICATIONS, IN COOK COUNTY, ILLINOIS; ALSO EXCEPTING THAT PORTION OF SAID LOT A LYING BETWEEN ELEVATIONS OF +20.10 FEET AND +32.00 FEET, CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 53.70 FEET OF SAID LOT, 24.15 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 19.80 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 7.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 5.90 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 37.80 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 0.70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 12.70 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, 12.0 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT, 13.70 FEET TO A POINT IN THE SAID SOUTH LINE OF THE NORTH 53.70 FEET; THENCE WEST ON SAID LINE TO THE PLACE OF BEGINNING, ALSO EXCEPTING THE SOUTH 6.0 FEET OF THE NORTH 59.70 FEET OF THE EAST 16.0 FEET OF THE WEST 24.15 FEET OF SAID LOT 4, LYING BETWEEN ELEVATIONS OF +7.60 FEET AND OF +17.20 FEET, CHICAGO DATUM, 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. 25280760 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.