

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**Individual**



Doc#: 0510204176  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/12/2005 03:14 PM Pg: 1 of 3

THE GRANTOR, Gary M. Zabinski, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jonathan Wolf, of 4207 N. Kedvale Avenue, #1C, Chicago, IL 60641 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

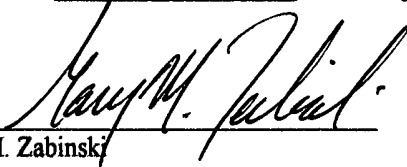
SUBJECT TO: Covenants, conditions and restrictions of record; party-will rights and agreements; general taxes for the year 2004, second installment, and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s); installments not due at the date hereof of any special tax or assessment; any confirmed special tax or assessment

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

Permanent Real Estate Index Number(s): 17-16-406-028-1053

Address(es) of Real Estate: 720 South Dearborn St., Unit 405, Chicago, IL 60605

Dated this 30th day of March, 2005

  
\_\_\_\_\_  
Gary M. Zabinski

Please Return To:  
Michael Brennock, Atty.  
39 S. La Salle St. #1025  
Chicago, IL 60603

3/21

Warranty Deed - Individual

FIRST AMERICAN TITLE order # 1061809 2 of 3

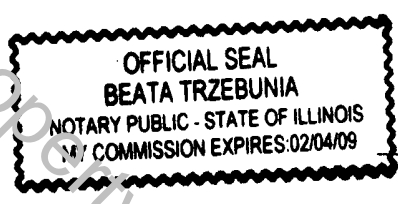
FASTDocs 11/2002

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gary M. Zabinski, an unmarried man, personally known to me to be the same person(s) whose name(s) 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 30th day of March, 20 05.



*Beata Trzebunia* (Notary Public)

Prepared by: James C. Reho, 910 W. Jackson Blvd., First Floor, Chicago, IL 60607-3008

Mail To: Jonathan Wolf  
720 South Dearborn St., Unit 405  
Chicago, IL 60605

Name and Address of Taxpayer:  
Jonathan Wolf  
720 South Dearborn St., Unit 405  
Chicago, IL 60605

REVENUE STAMP	COUNTY TAX SEAL OF COOK COUNTY APR. - 8.05	STATE TAX SEAL OF STATE OF ILLINOIS APR. - 8.05
# 0000007932	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
FP 103028	REAL ESTATE TRANSFER TAX	# 0000007725
0010575	FP 103027	0021150
		REAL ESTATE TRANSFER TAX

Please Return To:  
Michael Brennock, Atty.  
39 S. La Salle St. #1025  
Chicago, IL 60603

CITY TAX

CITY OF CHICAGO  
SEAL OF CITY OF CHICAGO  
APR. - 8.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

600710000 #

REAL ESTATE TRANSFER TAX
0158625
FP 102812

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## LEGAL DESCRIPTION - EXHIBIT A

Legal Description: UNIT 405 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 (EXCEPT THOSE PARTS TAKEN FOR STREET) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO, LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPH E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NUMBER 1211776 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126, AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9 5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OF 3 STORY BRICK BUILDING NOW SITUATED PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2 3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, BEING IN SECTION 16, 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 MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NUMBER 112533 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 88585732, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-16-406-028-1053 Vol. 0511

Property Address: 720 South Dearborn Street, Unit 405, Chicago, Illinois 60605