

# UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Partnership to Individual**

FIRST AMERICAN  
File # 1172863  
1 W2.



Doc#: 0520814018  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 07/27/2005 07:25 AM Pg: 1 of 3

THE GRANTOR(S), The Franc Tivadar L.P., of the City of Willowbrook, County of , State of IL 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 <sup>CHARITABLE</sup> Maddali, of 21355 Maryland Avenue, St. Louis, MO 63108 of the County of , all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

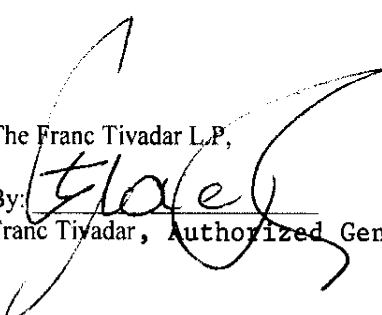
THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004.

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): 17-09-126-016-1254; 17-09-126-016-1052  
Address(es) of Real Estate: 600 N. Kingsbury, Unit 1007 & P529, Chicago, IL 60601

Dated this 13 day of July, 20 05.

The Franc Tivadar L.P,  
By:   
Franc Tivadar, Authorized General Partner

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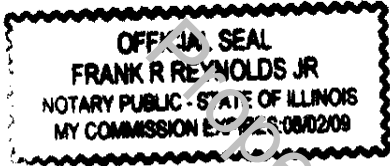
STATE OF ILLINOIS, COUNTY OF

*Cook*

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT The Franc Tivadar L.P., 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 13 day of July, 20 05.



*Frank Reynolds Jr* (Notary Public)

**Prepared by:**

Jeanne M. Reynolds  
111 W. Washington Street, Suite 1631  
Chicago, IL 60602

**Mail To:**

Cathleen Italia  
1807 Broadway  
Melrose Park, IL 60160

**Name and Address of Taxpayer:**

Chaitunya Maddali  
600 N. Kingsbury, Unit 1007 & P529  
Chicago, IL 60610

STATE TAX
STATE OF ILLINOIS
JUL. 20.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
# 00 001 909
FP 103027
0037000
REAL ESTATE TRANSFER TAX

COUNTY TAX
COOK COUNTY
JUL. 20.05
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
# 000013115
FP 103028
0018500
REAL ESTATE TRANSACTION TAX

**CITY OF CHICAGO**



JUL. 20.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0277500
FP 102812

# 0000016764

**Legal Description:****UNOFFICIAL COPY**

Unit 1007 and Parking Space Unit P-529 in Park Place Condominium as delineated and defined on the plat of survey of the following described Parcel of real estate:

**Parcel 1:**

That part of Block 3 in Assessor's Division of the Kingsbury Tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying Easterly of the East Dock line of the North Branch of the Chicago River; lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury Street and a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West; thence West along a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West 163.0 feet; thence Southwesterly in a straight line to a point in said Dock line of said North Branch of the Chicago River, which is 70.80 feet Southeasterly (measured along said Dock line) from the point of intersection of said Dock line with said line so drawn 3.0 feet North of and parallel with the center of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North 1/2 of Block 4 in said Assessor's Division of said Kingsbury Tract; thence West along said parallel line, 142.0 feet to a point; thence North at right angles 13.0 feet; thence West at right angles to a point on the East Dock line of the North Branch of Chicago River, in Cook County, Illinois.

**Parcel 2:**

That part of Block 3 in Assessor's Division of the Kingsbury Tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) which is 163.0 feet West from the intersection of said line with the West line of Kingsbury Street; thence Southwesterly to a point in the Dock line of the East Bank of the North Branch of the Chicago River which is 70.8 feet Southeasterly from intersection of Dock line, said river with the said line drawn 3.0 feet North of and parallel with the center line of Ontario Street; thence Northwesterly along said Dock line of said East Bank of said river, 9.80 feet; thence Northeasterly in a straight line to the point of beginning, said land being more particularly described in a Deed from Hugh McBirney and Isabelle M. McBirney, his wife, to Percival W. Clement, dated November 22, 1899, recorded in Volume 6925 Page 164 of Land Records in the Recorder's Office of Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 21, 2002 as Document Number 0020921139, and as amended from time to time, together with its undivided percentage interest in the common elements.

**Parcel 3:**

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 21, 2002 as Document Number 0020921138.