

# UNOFFICIAL COPY



Doc#: 0633401033 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/30/2006 07:28 AM Pg: 1 of 3

This Instrument Prepared by

Richard M. Franklin  
Baker & McKenzie  
130 E. Randolph Dr., #3500  
Chicago, Illinois 60601

After recording, please mail to:

Kent Elliott Novit  
SIDNEY NOVIT & ASSOC., LTD.  
100 North LaSalle St., #1010  
Chicago, Illinois 60602

Above Space For Recorder's Use Only

1 of 4

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## WARRANTY DEED

FOR TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Marcia K. Franklin ("Grantor"), hereby conveys and warrants to Monica Postell, *individually*, whose address is 1910 South Ocean Blvd., #332, Delray Beach, FL 33483, ("Grantee"), all of Grantor's right, title and interest in and to the real property described in Exhibit A, attached hereto and made a part hereof, **subject to**, however, the matters affecting title thereto as also described in said Exhibit A hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has signed these presents this 20<sup>th</sup> day of November, 2006.

*Marcia K. Franklin*  
\_\_\_\_\_  
Marcia K. Franklin

STATE OF ILLINOIS )

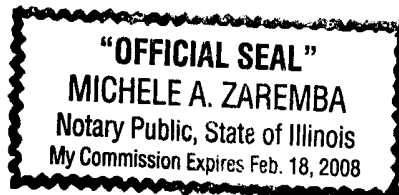
COUNTY OF COOK )

I Michele A. Zarembo, a Notary Public in and for the State and County aforesaid, certify that Marcia K. Franklin, 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 and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

*Michele A. Zarembo*  
\_\_\_\_\_  
Notary Public

My commission expires: 2-18-08

Box 400-CTCC




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STATE TAX

**STATE OF ILLINOIS**



NOV. 28.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000006524

REAL ESTATE TRANSFER TAX
0017250
FP 103024

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



NOV. 28.06


REVENUE STAMP

# 000000525

REAL ESTATE TRANSFER TAX
0008625
FP 103022

CITY TAX

**CITY OF CHICAGO**



NOV. 28.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000000441

REAL ESTATE TRANSFER TAX
0129375
FP 103023

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## EXHIBIT A

### Legal Description of the Land

Commonly Known as: 1313 North Ritchie, #2402, Chicago, Illinois 60610

Permanent Real Estate Index Number: 17-03-108-017-1030

UNIT 2402 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 2 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE FRACTIONAL NORTHWEST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2; THENCE EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4; THENCE EAST OF SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50 FEET, (MEASURED 161.41 FEET RECORD) MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCKET 03081292 AND AMENDED BY DOCUMENT 94189912, AND AMENDED BY DOCUMENT 94790879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### Matters Affecting Title to the Real Estate

Covenants, conditions and restrictions of record; public and utility easements; Grantees' mortgage or trust deed; general real estate taxes for 2006, and subsequent years which are not yet due and payable.