

UNOFFICIAL COPY

Ticor Title Insurance
WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Mail To:

Randall J. Boyer., Esq.
3223 Lake Ave.
Suite 15C-303
Wilmette, IL 60091

Send Subsequent Tax Bills To:

Arden Katz
7141 N. Kedzie
Unit 106
Chicago, IL 60645



Doc#: 0713540007 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/15/2007 09:10 AM Pg: 1 of 4

'S STAMP

THE GRANTORS, Gregory Kalutsky and Elisheva S. Garber now known as Elisheva S. Kalutsky, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Arden Katz, an unmarried man, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Attached Exhibit "A"

SUBJECT TO: Conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes for the year 2006 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 10-36-100-015-1003

Property Address: 7141 N. Kedzie, Unit 106, Chicago, IL 60645

TICOR TITLE 544102

BOX 15

Dated this 30 day of APRIL, 2007.

Gregory Kalutsky

Elisheva S. Garber now known as Elisheva Kalutsky

490
C.F.

UNOFFICIAL COPY

STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory Kalutsky and Elisheva S. Garber now known as Elisheva S. Kalutsky are personally known to me to be the same persons whose names 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.

Subscribed and sworn to before me this 30 day of April, 2007.



[Signature]
Notary Public

My Commission Expires: _____

This instrument was prepared by:

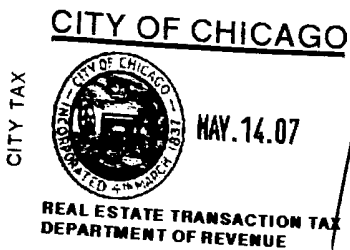
Tory Boyer, Esq., 3223 Lake Avenue, Unit 15C #303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

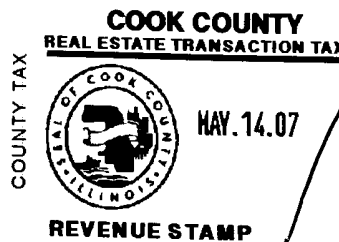
Randall J. Boyer., Esq.
3223 Lake Ave.
Suite 15C-303
Wilmette, IL 60091

SEND SUBSEQUENT TAX BILLS TO:

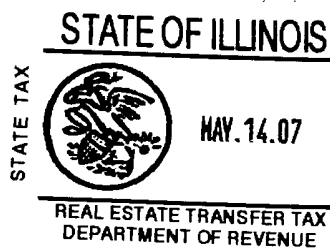
Arden Katz
7141 N. Kedzie
Unit 106
Chicago, IL 60645



REAL ESTATE TRANSFER TAX
01312.50
FP 102803



REAL ESTATE TRANSFER TAX
00087.50
FP326707



REAL ESTATE TRANSFER TAX
00175.00
FP 102809

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000599109 CH
STREET ADDRESS: 7141 N KEDZIE UNIT 106
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 10-36-100-015-1003

LEGAL DESCRIPTION:

PARCEL 1: UNIT 106, 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 33 FEET THEREOF, THE EAST 598 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 ON KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTH WEST 352.26 FEET TO A POINT ON SAID EAST LINE ON KEDZIE AVENUE, SAID POINT BEING 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 NO. 21906206 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY, ALL IN COOK COUNTY, ILLINOIS ALSO 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 NO. 20520336 MADE BY WINSTON GARDENS, INCORPORATED, CORPORATION OF ILLINOIS, AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A NEVADA CORPORATION, TO EDWARD HEUBERGER AND ERENE HEUBURGER, HIS WIFE DATED JUNE 13, 1972 AND RECORDED JUNE 22, 1972 AS DOCUMENT NO. 21949373 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE NORTH 30 FEET, AS MEASURED 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL 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

(CONTINUED)

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000599109 CH
STREET ADDRESS: 7141 N KEDZIE UNIT 106
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 10-36-100-015-1003

LEGAL DESCRIPTION:

NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING)
ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office