

UNOFFICIAL COPY

WARRANTY DEED
Statutory



Doc#: 0729240016 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/19/2007 09:42 AM Pg: 1 of 2

0-70190900134

THE GRANTOR, CHRISTIAN TSCHANZ, a single man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to BRADFORD KUNTZ, 1313 North Ritchie, Unit #2707, Chicago, IL 60610, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE RIDER ATTACHED

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

SUBJECT TO, IF ANY: Covenants, conditions, and restrictions of record; terms, provisions, covenants, and conditions of the Declaration of condominium and all amendments, if any, thereto; private, public and utility easements, including any easements established by or implied from the declaration of Condominium or amendments thereto, if any, and roads and highways, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed, any unconfirmed special tax or assessment; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; general real estate taxes for the year 2006 and subsequent years; installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

Permanent Real Estate Index Number: 17-03-108-017-1002

Address of Real Estate: 1313 North Ritchie Court, Unit #2707, Chicago, IL 60610

DATED this 10th day of October, 2007.

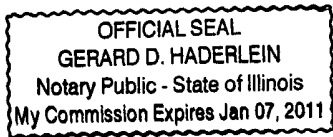
[Signature of Christian Tszanz] (SEAL)

CHRISTIAN TSCHANZ

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 CHRISTIAN TSCHANZ, a single man, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of October, 2007.



[Signature of Gerard D. Haderlein]
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 North Paulina, Chicago, IL 60657.

MAIL TO: Peter L. Mailx
7104 W Addison
Chicago IL 60634

SEND SUBSEQUENT TAX BILLS TO:
Bradford Kuntz
1313 N Ritchie Ct #2707
Chicago IL 60610

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RIDER


UNIT 2707 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF 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 ON 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 161.51 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 DOCUMENT 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.

COMMONLY KNOWN AS 1313 NORTH RITCHIE COURT, UNIT #2707, CHICAGO, IL 60610

P.I.N. 17-03-108-017-1002

STATE TAX

STATE OF ILLINOIS



OCT. 17. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021206

REAL ESTATE TRANSFER TAX
00225.00
FP326652

CITY TAX

CITY OF CHICAGO



OCT. 17. 07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032325

REAL ESTATE TRANSFER TAX
01000.00
FP326650

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 17. 07


REVENUE STAMP

0000036156

REAL ESTATE TRANSFER TAX
00112.50
FP326665

CITY TAX

CITY OF CHICAGO



OCT. 17. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032326

REAL ESTATE TRANSFER TAX
00687.50
FP326650