



Warranty Deed

Doc#: 1316241093 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/11/2013 11:48 AM Pg: 1 of 3

Prepared by:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, Illinois 60629

When recorded return to:  
Avni B. Shah  
Attorney at Law  
2015 W. Fullerton Avenue  
Chicago, IL 60647

Mail tax bills to:  
Lynne Friedlander  
40 Warren St  
Newton Center, MA 02459

Above Space For Recorder's Use Only

**This Indenture Witnesseth**, that Grantors, William P. Klages and Rita El Habr Klages, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other valuable consideration in hand paid, CONVEY and WARRANT to

Lynne Friedlander  
40 Warren Street  
Newton Center, MA 02459

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" for legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to general real estate taxes for the year 2012 and thereafter.

Permanent Index Number(s): 17-22-101-038-1011 and 17-22-101-038-1041 (PS # 19)  
Address of Real Estate: 1243 S. Wabash Avenue, Unit # 404, Chicago, IL 60605-2473

Dated this 9<sup>th</sup> day of May, 2013.

*William P. Klages*  
William P. Klages  
*Rita El Habr Klages*  
Rita El Habr Klages

*William P. Klages*  
5/10/2013

REAL ESTATE TRANSFER	05/15/2013
COOK	\$177.50
ILLINOIS:	\$355.00
TOTAL:	\$532.50

17-22-101-038-1011 | 20130501603634 | FLZ6CQ

REAL ESTATE TRANSFER	05/15/2013
CHICAGO:	\$2,662.50
CTA:	\$1,065.00
TOTAL:	\$3,727.50

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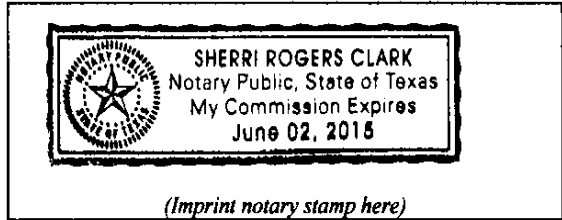
# UNOFFICIAL COPY

State of Texas )  
County of Travis ) ss.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that William P. Klages personally known to me 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 as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 10<sup>th</sup> day of May, 2013

Sherr Rogers Clark  
Notary Public

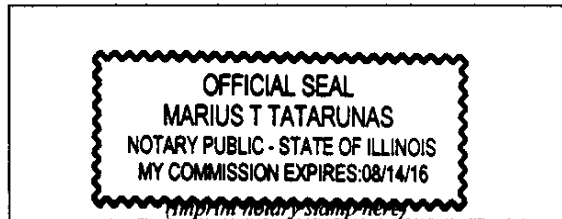


State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Rita El Habr Klages personally known to me the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 9<sup>th</sup> day of May, 2013

[Signature]  
Notary Public



# UNOFFICIAL COPY

## EXHIBIT "A"

### Legal description:

UNIT NUMBERS 404 AND PS-19 IN THE WABASH FLATS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 8, 9 AND 10 IN SEAMAN'S SUBDIVISION OF BLOCK 5 OF THE ASSESSORS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF WABASH AVENUE IN THE CITY OF CHICAGO AT A POINT DISTANCE 440 FEET 11 1/2 INCHES SOUTH OF NORTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID; THEN EAST IN A DIRECT LINE TO A POINT IN THE WEST LINE OF AN 18 FEET ALLEY IN THE REAR OF SAID LOTS 440 FEET AND 6 INCHES SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 47 FEET 4 INCHES; THENCE WEST IN A DIRECT LINE TO A POINT ON THE EAST LINE OF WABASH AVENUE AFORESAID; DISTANCE 488 FEET 2 INCHES SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION AND THENCE NORTH ALONG THE EAST LINE OF WABASH AVENUE AFORESAID 47 FEET 2 1/2 INCHES TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99039787 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PIN(s): 17-22-101-038-1011 and 17-22-101-038-1041

Address of real estate: 1243 S. Wabash Avenue, Unit # 404, Chicago, IL 60605-2473