

# UNOFFICIAL COPY



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Doc#: 1319912185 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/18/2013 02:28 PM Pg: 1 of 4



First American Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S) Michael R. Kaplan and Emilie G. Williams, now known as Emilie G. Kaplan, husband and wife as joint tenants, of 2230 North Lincoln Avenue, Unit 402, City of Chicago, County of Cook, State of Illinois, 60614, 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 Melissa B. Loeb, an unmarried woman, of 2052 Lincoln Park West, Unit #1604, City of Chicago, County of Cook, State of Illinois, 60614, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


See Exhibit 'A' attached hereto and made a part hereof

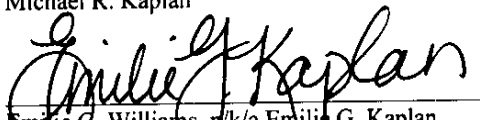
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: 14-33-109-056-1012 & 14-33-109-056-1025  
Address of Real Estate: 2230 North Lincoln Avenue, Unit 402, Chicago, IL 60614

Dated this 11 day of June, 2013

  
\_\_\_\_\_  
Michael R. Kaplan

  
\_\_\_\_\_  
Emilie G. Williams, n/k/a Emilie G. Kaplan

FIRST AMERICAN  
File # 2416126  
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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 Michael R. Kaplan and Emilie G. Williams, now known as Emilie G. Kaplan, husband and wife as joint tenants, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 11 day of June, 20 13.



Kathleen Koprowski (Notary Public)

Prepared by:  
Thomas B. Hawbecker  
Hawbecker and Garver, LLC  
35 S. Garfield  
Hinsdale, IL 60521

Mail to:  
RYAN Law Group, LLC  
1121 WEST WRIGHTWOOD  
CHICAGO, IL 60614

Name and Address of Taxpayer:  
LOEB MISSY  
2230 NORTH LINCOLN AVE. # 402  
CHICAGO, ILLINOIS 60614

REAL ESTATE TRANSFER	06/27/2013
CHICAGO:	\$3,341.25
CTA:	\$1,336.50
<b>TOTAL:</b>	<b>\$4,677.75</b>

14-33-109-056-1012 | 20130601603479 | PR18J7

REAL ESTATE TRANSFER	06/27/2013
COOK	\$222.75
ILLINOIS:	\$445.50
<b>TOTAL:</b>	<b>\$668.25</b>

14-33-109-056-1012 | 20130601603479 | KPVT7

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## EXHIBIT 'A' Legal Description

UNIT 402 AND PARKING SPACE P-6 IN EMERALD CITY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 8, 9 AND 10 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (EXCEPT THERE FROM THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.20 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 10; THENCE SOUTH 45 DEGREES 06 MINUTES 49 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 10 FOR A DISTANCE OF 20.23 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 45 SECONDS WEST 41.29 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 15 SECONDS WEST 3.38 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 45 SECONDS WEST 19.40 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS EAST 7.58 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 45 SECONDS EAST 1.03 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS EAST 15.86 FEET TO THE NORTHEASTERLY LINE OF SAID LOTS; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF SAID LOTS 59.64 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 1997 AS DOCUMENT NUMBER 97925041 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT 402 AND PARKING SPACE P-6 IN EMERALD CITY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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Permanent Index #'s: 14-33-109-056-1012 and 14-33-109-056-1012 Vol. 0494

Property Address: 2230 North Lincoln Avenue, Unit 402, Chicago, Illinois 60614

Office of Cook County Clerk's Office