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186NW048035
Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Doc#: 1822508030 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/13/2018 11:02 AM Pg: 1 of 2

Dec ID 20180801653482
ST/CO Stamp 0-760-704-800 ST Tax \$90.00 CO Tax \$45.00
City Stamp 0-009-285-408 City Tax: \$945.00

THE GRANTOR, Zev N. Feiger, a married man*, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Albert Fuksman and Sidney Fuksman, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all right and interest in the following described Real Estate situated in the County of COOK, State of Illinois, to wit: *SURVIVORSHIP*

PARCEL 1: UNIT NUMBER 603, 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 NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET, 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 OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 332.26 FEET TO A POINT ON SAID EAST LINE OF NORTH 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, 40.00 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 NUMBER 21906206 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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 4, 1968 AS DOCUMENT NUMBER 20520336 MADE BY WINSTON GARDENS, INCORPORATED, A CORPORATION OF ILLINOIS, FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE NORTH 30 FEET, AS MEASURED AT 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 THE VACATED WEST LUNT 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 SOUTH 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 NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.

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To hold in JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP, hereby waiving all rights, homestead rights and claims thereto.

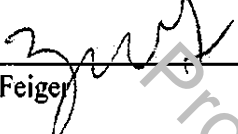
SUBJECT TO:

Covenants, conditions and restrictions of record, all applicable provisions, terms and restrictions of the Condominium Declaration and By-Laws, any assessments due from the date of this Deed forward, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements from the date of this instrument and beyond.

Permanent Real Estate Index Number(s): 10-36-100-015-1077

Address of Real Estate: 7141 N. Kedzie Ave., Unit 603, Chicago, IL 60645-2847

Dated: August 10, 2018



Zev N. Feiger


*This is NOT Homestead Property to the Grantor.

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Zev N. Feiger, personally known to me to be the same person(s) whose name(s) is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal on August 10, 2018.





(Notary Public)

Prepared By: Ira Piltz
8170 McCormick Blvd, Suite 116
Skokie, IL 60076

Mail To:
Joel Malkin, Esq.
2957 W. Birchwood Ave.
Chicago, IL 60645

Name & Address of Taxpayer:
Albert Fuksman and Sidney Fuksman
7141 N. Kedzie, Unit 603
Chicago, IL 60645