

# UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED  
ILLINOIS STATUTORY

196NW 0480913E

Doc# 1918606167 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/05/2019 12:03 PM Pg: 1 of 3

Dec ID 20190601617845  
ST/CO Stamp 0-621-221-984 ST Tax \$195.00 CO Tax \$97.50  
City Stamp 1-158-092-896 City Tax: \$2,047.50

THE GRANTOR, Dov Lerner and Miriam S. Weiss, Husband and Wife as Tenants by the Enitrety, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Franklin IV, LLC, an Illinois Limited Liability Company, all rights and interest in the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" for LEGAL DESCRIPTION, ATTACHED HERETO,

to hold in FEE SIMPLE ABSOLUTE, 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 2019 and subsequent years.

Permanent Real Estate Index Number(s): 10-36-100-018-1025  
Address of Real Estate: 7061 N Kedzie Ave, Unit 215, Chicago, IL 60645-2846

Dated: June 28, 2019

(SEAL)

Dov Lerner

(SEAL)

Miriam S. Weiss

*Caplan*  
*Miriam S. Lerner*

Property of Cook County Clerk's Office

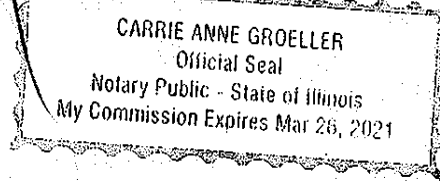
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dov Lerner and Miriam S. Weiss, 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, this June 28, 2019.

Notary Public



**Prepared By:** Ira Piltz  
8170 McCormick Blvd, Suite 110  
Skokie, IL 60076

**Mail To:**  
Franklin IV, LLC  
C/O Alvan Small  
7061 N. Kedzie Ave., Unit 215  
Chicago, IL 60645

**Name & Address of Taxpayer:**  
Franklin IV, LLC, an Illinois Limited Liability Company  
7061 N. Kedzie Avenue, Unit 215  
Chicago, IL 60645

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2-15 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THAT PART 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 SAID 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 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 NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS INC. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 2052033 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE ABOVE DESCRIBED PREMISES, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH BY A DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 AND AS CREATED BY DEED FROM WINSTON DEVELOPMENT CORPORATION TO SHIRLEY ZIEGLER DATED JUNE 12, 1968 AND RECORDED AUGUST 16, 1968 AS DOCUMENT 20586243 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF 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 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 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 NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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