

# UNOFFICIAL COPY

97289799



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

DEPT-01 RECORDING \$25.00  
 T#0012 TRAN 4849 04/28/97 11:59:00  
 #1383 # CG \*-97-289799  
 COOK COUNTY RECORDER

1072-100120/971191

THE GRANTOR(S) Abe Kaplan, Widowed and not since remarried of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Claudette Martin (GRANTEE'S ADDRESS) 7133 North Ogden, Chicago, Illinois

25.00  
ca

of the County of Cook, 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**

THIS IS NOT HOMESTEAD PROPERTY.

**SUBJECT TO:** GENERAL TAXES OF 1996 AND SUBSEQUENT YEARS; SPECIAL TAXES OR ASSESMENTS, IF ANY, FOR IMPROVEMENTS NOT YET COMPLETED; INSTALLMENTS, IF ANY, NOT DUE AT THE DATE HEREOF ON ANY SPECIAL TAX OR ASSESMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED; BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD; ZONING AND BUILDING LAWS AND ORDINANCES; PRIVATE, PUBLIC AND UTILITY EASEMENTS; COVENANTS AND RESTRICTONS OF RECORD AS TO USE AND OCCUPANCY, PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; EXISTING LEASES AND TENANCIES IN REAL ESTATE WITH MULTIPLE UNITS; ACTS DONE BY OR SUFFERED BY OR THROUGH THE PURCHASER.

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(s): 11-30-307-181-0000  
 Address(es) of Real Estate: 7502 Ridge Avenue, Unit B, Chicago, Illinois 60645

Dated this 25<sup>th</sup> day of April 19 97

Abe Kaplan  
 Abe Kaplan

97289799

### BOX 333-CTI

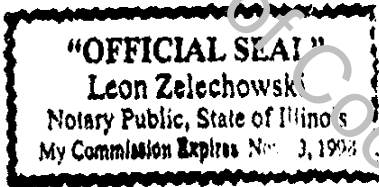
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Abe Kaplan, Widowed and not since remarried

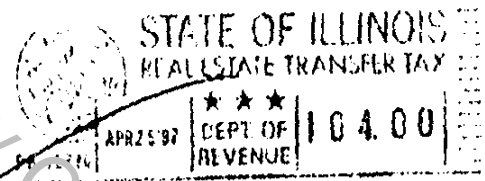
personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25~~th~~ day of April 19 97



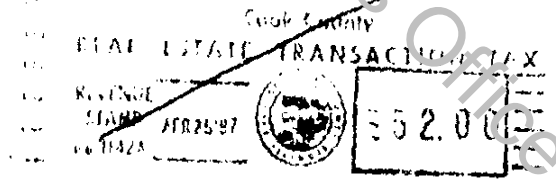
*Leon Zelechowski* (Notary Public)

Prepared By: Leon Zelechowski, Ltd.  
20 North Clark Street, Suite 805  
Chicago, Illinois 60602-



Mail To:  
Nancy Nowak Sander  
8532 School Street  
Morton Grove, Illinois 60053

Name & Address of Taxpayer:  
Claudette Martin  
7502 Ridge Avenue, Unit B  
Chicago, Illinois 60645



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## EXHIBIT "A" Legal Description

### PARCEL 1:

THE NORTH 19.85 FEET OF THE SOUTH 48.18 FEET OF THE EAST 60.50 FEET OF THE WEST 1450.83 FEET OF LOT 2 IN PARTITION OF LOT 1, 10 AND 11 IN AESSOR'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE NORTH 8 FEET OF THE EAST 23 FEET OF THE WEST 1348 FEET OF LOT 2 AFORESAID;

### PARCEL 3:

EASEMENT AS CREATED BY WARRANTY DEED FROM JOSEPH WINKIN AND MARY WINKIN, HIS WIFE TO PRAIRIE STATE CONSTRUCTION COMPANY, DATED JUNE 30, 1955 AND RECORDED JULY 11, 1955 AS DOCUEMNT 16295396;

FOR THE BENEFIT OF PARCELS 1 AND 2, AFORESAID FOR INGRESS AND EGRESS OVER AND ON THE EAST 18 FEET OF THE EAST 349 FEET OF THE WEST 1187 FEET OF LOT 2, AFORESAID.

Property of Cook County Clerk's Office

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