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4281/0030 16 001 Page 1 of 4
1999-04-09 10:57:37
Cook County Recorder 27.50

QUIT CLAIM DEED



MAIL TO:

Philip L. Mandell
Pitler and Mandell
230 West Monroe Street
Suite 2026
Chicago, Illinois 60606



NAME & ADDRESS OF TAXPAYER:

Ann Flaxman
Unit 1113
7061 North Kedzie Avenue
Chicago, Illinois 60645

The Grantor, ANN FLAXMAN, a widow and not since remarried, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS in hand paid, CONVEYS and QUIT CLAIMS to:

JUDITH MILLER and MARTIN GREENBERG, as tenants in common, each as to an undivided fifty (50%) percent interest

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AS EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 10-36-100-018-1167

Common Address: Unit 1113, 7061 North Kedzie Avenue, Chicago, IL

Dated this 31st day of March, 1999.

ANN FLAXMAN P.O.A. Judy Miller


State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANN FLAXMAN, a widow and not since remarried, personally known to me to be the same person whose name is *Judy Miller, pursuant to Power of Attorney of Ann Flaxman.(a copy of which is attached)

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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 therein set forth, including the release and waiver of the right of homestead.

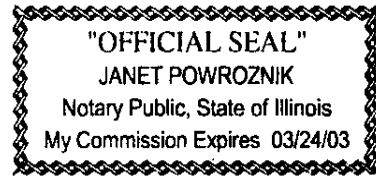
GIVEN under my hand and seal, this 31st day of March, 1999.

Commission expires: _____, 19____.


Janet Powroznik
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Philip L. Mandell
Pitler and Mandell
230 West Monroe Street
Suite 2026
Chicago, Illinois 60606



EXEMPT UNDER PROVISION OF
PARAGRAPH E, SECTION 4, OF THE
REAL ESTATE TRANSFER ACT

Philip L. Mandell
(signed)

Dated: 4/9/99

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UNOFFICIAL COPYPARCEL 1:

Unit 11-13, 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 N. ALBANY AVE. LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED W LUNT AVE. AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED W ESTES AVE; TOGETHER WITH ALL OF VACATED W LUNT AVE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVE AND TOGETHER WITH ALL OF VACATED W ESTES AVE LYING EAST OF THE EAST LINE OF SAID NORTH KEDZIE AVE, ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST ½ 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 # 20520335 AS AMENDED, TOGETHER WITH AN UNDIVIDED CERTAIN % 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 DOC 20520336 AND AS CREATED BY DEED FROM WINSTON DEVELOPMENT CORP TO _____ FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING STRIP OF LAND:

THE NORTH 30 FT 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 N. ALBANY AVE. LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED LUNT AVE. AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED W. ESTES AVE. TOGETHER WITH ALL OF VACATED W. LUNT AVE. LYING EAST OF THE EAST LINE OF N. KEDZIE AVE. AND TOGETHER WITH ALL OF VACATED W. ESTES AVE. LYING EAST OF THE EAST LINE OF KEDZIE AVE., ALL IN COLLEGE GREEN SUB DIVISION OF PART OF THE W ½ OF THE NW 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 E OF THE 3RD 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 FT; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FT TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FT TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FT TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

Commonly know as 7061 North Kedzie, Unit 1113, Chicago, Illinois 60045

Permanent Real Estate Index Number: 10-36-100-018-1167

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

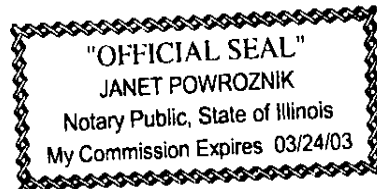
Dated: 2-31, 1999.

Signature: _____

Grantor or Agent

SUBSCRIBED and SWORN to before me
this 31st day of March, 1999.

NOTARY PUBLIC



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

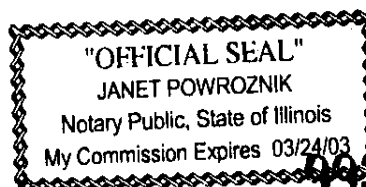
Dated: 2-31, 1999.

Signature: _____

Grantee or Agent

SUBSCRIBED and SWORN to before me
this 31st day of March, 1999.

NOTARY PUBLIC



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