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8362/0149 27 001 Page 1 of 3
2003-04-11 08:53:13
Cook County Recorder 29.00



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



23016081 183 NW LPA No abelian CT 7 NW 6121457

3

THE GRANTOR, The Nature Conservancy, a Nonprofit Corporation of The District of Columbia, a corporation created and existing under and by virtue of the laws of the District of Columbia and duly authorized to transact business in the District of Columbia, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Fredericus Janssen

(GRANTEE'S ADDRESS) 821 Madison Street, Evanston, Illinois 60202

of the County of Cook, 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: General real estate taxes for 2002 and subsequent years and to the conditions, easements, covenants and restrictions of record, if any.

Permanent Real Estate Index Number(s): 11-20-102-023-0000
Address of Real Estate: 707 Sheridan Road, Evanston, Illinois 60202

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice President this 6th day of February, 2003.

The Nature Conservancy, a Nonprofit Corporation of The District of Columbia

By Ray M. Culter
Ray M. Culter
Vice President

BOX 333-CTI

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. _____
Exempt under Real Estate Transfer Tax Act Sec. 4
Par. B & Cook County Ord. 95104 Par. _____



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STATE OF VIRGINIA, COUNTY OF ARLINGTON SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ray M. Culter, personally known to me to be the Vice President of the The Nature Conservancy, a Nonprofit Corporation of the District of Columbia, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Ray M. Culter, Vice President signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of February, 2003

Noah W. Hulbert
NOAH W. HULBERT (Notary Public)
My Commission Expires September 30, 2008

Prepared By: Stephen E. Delanty, Ltd.
2956 Central Street
Evanston, Illinois 60201-1246

Mail To:
Marty Deroin, Esq.
122 South Michigan Avenue, Suite 1800
Chicago, Illinois 60603

Name & Address of Taxpayer:
Fredericus Janssen
707 Sheridan Road
Evanston, Illinois 60202

CITY OF EVANSTON 012598
Real Estate Transfer Tax
City Clerk's Office

PAID FEB 11 2003 AMOUNT \$ 7,950.00

Agent mp

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR - 4'03 795.00
PO. 11427

30487456

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STREET ADDRESS: 707 SHERIDAN ROAD

CITY: EVANSTON

COUNTY: COOK

TAX NUMBER: 11-20-102-023-0000

LEGAL DESCRIPTION:

LOT 11 AND 10 FEET EAST OF AND ADJOINING SAID LOT 11, ALSO THE SOUTH 10 FEET OF LOT 10 AND THE STRIP OF LAND 10 FEET DEEP AND OF THE WIDTH OF 10 FEET EAST OF AND ADJOINING SAID SOUTH 10 FEET OF SAID LOT 10, ALL IN BLOCK 2 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH WEST FRACTIONAL QUARTER OF SECTION 20 TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO, THE SOUTH 10 FEET OF LOT 33 (MEASURED AT RIGHT ANGLES TO SOUTH LINE OF SAID LOT 33) AND ALL OF LOT 34 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 1 AND THE NORTH 560 FEET OF THE EAST HALF OF BLOCK 2 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON AFORESAID, TOGETHER WITH THE EAST HALF OF THAT PART OF VACATED ALLEY ADJOINING THE PREMISES AFORESAID; ALSO, THE NORTH 50 FEET OF THAT PART OF BLOCK 2 AFORESAID (MEASURED NORTH AND SOUTH AT RIGHT ANGLES TO SOUTH LINE OF SAID LOT 34 SOUTH OF AND ADJOINING SAID LOT 34 TOGETHER WITH THE EAST HALF OF THAT PART OF VACATED ALLEY ADJOINING SAID PREMISES IN SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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