

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Albert C. Bettuzzi
2500 W. Higgins, Suite 500
Hoffman Estates, IL 60195



Doc#: 0413916165
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/18/2004 01:59 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Thomas G. Oakley
2017 Harrison
Unit 3
Evanston, IL 60201

THE GRANTORS, BACKPORCH PROPERTIES, L.L.C., an Illinois limited liability corporation, of Evanston, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, THOMAS G. OAKLEY, divorced and not since remarried, of 2017 Harrison, Unit 3, Evanston, in the County of Cook, in the State of Illinois, as SOLE OWNER, of the following described real estate:

FIRST AMERICAN TITLE order # 730076
1082

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: 10-12-103-024-0000
Property Address: 2017 Harrison, Unit 3, Evanston, IL 60201

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length therein.

CITY OF EVANSTON
Real Estate Transfer Tax 015397
City Clerk's Office

PAID APR 23 2004 AMOUNT \$ 2540.00
Agent CMO

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Subject to real estate taxes for the years 2003 and thereafter, covenants, conditions and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as SOLE OWNER.

DATED this 23 day of April, 2004.

BACKPORCH PROPERTIES, L.L.C.

By: Timothy Rosinski
TIMOTHY ROSINSKI, Manager

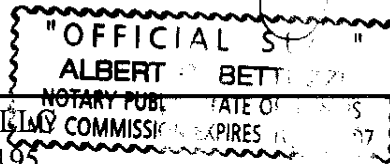
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Timothy Rosinski, Manager, of Backporch Properties, L.L.C., 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as the Manager of Backporch Properties, L.L.C., for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 23 of April, 2004.

Albert Bettuzzi

My commission expires:



Prepared by: Albert C. Bettuzzi, Spagnolo and Hoeksema, Suite 500, 2500 W. Higgins Road, Hoffman Estates, IL 60195

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PARCEL ONE: UNIT 3 IN THE 2017 HARRISON CONDOMINIUM, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN BLOCK 18 NORTH EVANSTON IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON OCTOBER 24, 2003, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 03297465201, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 4 AND STORAGE SPACE NUMBER 3 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY, AS AMENDED FROM TIME TO TIME.

PARCEL THREE: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL ONE FOR INGRESS AND EGRESS OVER AND UPON LOT 14 IN 2017 HARRISON CONDOMINIUMS AFORESAID AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY.

Permanent Index No: 10-12-103-024-500
Property Address: 2017 Harrison, Unit 3, Evanston, IL 60201

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 13 11
No. 10847
254.00

00'8'00
REVENUE
STAMP
MAY 13 11
No. 10847

Cook County Clerk's Office