

# UNOFFICIAL COPY

**Warranty Deed  
TENANCY BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**



THE GRANTOR (NAME AND ADDRESS)

(The

**Doc#: 0421733188**  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/04/2004 11:35 AM Pg: 1 of 3

Michael R. Phillips and Julie M. Zimring, his  
wife, *2406 Thayer, Evanston IL 60201*

8225762  
291  
-MLS  
182

of the City of Evanston County of Cook State of Illinois for and in consideration of ten and no/100 DOLLARS, and other good valuable consideration in hand paid, CONVEY \_\_\_\_\_ and WARRANT \_\_\_\_\_ to

Joseph Resnick, a married man, of 473 Vernon Avenue, Glencoe, Illinois 60022

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See reverse side for legal description) 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 forever. SUBJECT TO: General taxes for 2004 and subsequent years and see attached page 2.

Permanent Real Estate Index Number(s): 11-07-121-026-0000

*3KM*

Address(es) of real estate: 825 Simpson, Evanston, Illinois 60201

DATED this 29 day of July, 2004

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

*[Signature]*  
Michael R. Phillips

(SEAL)

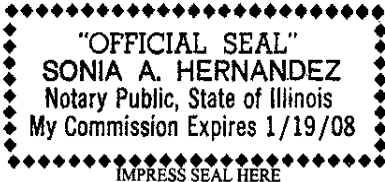
*[Signature]*  
Julie M. Zimring

(SEAL)

(SEAL)

(SEAL)

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 Michael R. Phillips and Julie M. Zimring



personally known to me to be the same persons whose names are 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 29th day of July, 2004

Commission expires 1-19 2008

*[Signature]*  
Sonia A. Hernandez  
Notary Public

This instrument was prepared by Michael R. Phillips, McGuireWoods LLP, 77 West Wacker, Chicago, IL 60601  
(NAME AND ADDRESS)

\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

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## LEGAL DESCRIPTION

of premises commonly known as 825 Simpson, Evanston, Illinois 60201

SEE EXHIBIT A HERETO

Subject to general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

|          |  |   |
|----------|--|---|
| MAIL TO: | <u>Jennifer Jackson</u><br>(Name)  | SEND SUBSEQUENT TAX BILLS TO:                     |
|          | <u>Holland &amp; Knight, LLP</u><br><u>131 South Dearborn Street, 30<sup>th</sup> Floor</u><br>(Address) | <u>Joseph Resnick</u><br>(Name)                   |
|          | <u>Chicago, IL 60603</u><br>(City, State and Zip)  | <u>473 Vernon Avenue</u><br>(Address)             |
|          |  | <u>Glencoe, IL 60022</u><br>(City, State and Zip) |

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

PAGE 2

**CITY OF EVANSTON**

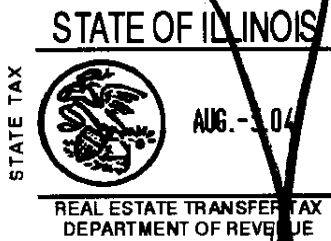
Real Estate Transfer Tax  
City Clerk's Office

0155.29

**PAID** AUG

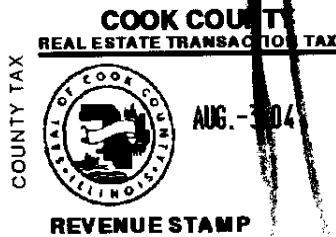
AMOUNT \$ 2,565.00

Agent [Signature]



# 0000000904

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00512.50                 |
| FP 103024                |



# 0000000923

|                          |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00256.25                 |
| FP 103022                |

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008225762 D2  
STREET ADDRESS: 825 SIMPSON STREET  
CITY: EVANSTON COUNTY: COOK  
TAX NUMBER: 11-07-121-026-0000

### LEGAL DESCRIPTION:

PARCEL 1: LOT 25 (EXCEPT THE WEST 30 FEET THEREOF) AND LOT 26 (EXCEPT THE EAST 54.4 FEET THEREOF OF SAID LOT 26 AND EXCEPT THE WEST 7 FEET OF THE EAST 61.4 FEET OF THE NORTH 28.5 FEET OF SAID LOT 26) IN GAFFIELD SUBDIVISION OF THAT PART LYING WEST OF SHERMAN AVENUE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR PRIVATE ROADWAY FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE WEST 3.5 FEET OF THE EAST 54.4 FEET OF LOT 26 (EXCEPT THE NORTH 28.5 FEET THEREOF) IN GAFFIELD'S SUBDIVISION OF THAT PART LYING WEST OF SHERMAN AVENUE OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AS CREATED BY THE DEED FROM HOWARD DUNIAI AND OTHERS TO FRED G. BRAIG AND HAZEL E. BRAIG, HIS WIFE DATED JULY 15, 1944 AND RECORDED SEPTEMBER 6, 1944 AS DOCUMENT 13351824 IN COOK COUNTY, ILLINOIS.