

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)
INDIVIDUAL TO INDIVIDUAL

58174976 / 1003
200506452



Doc#: 0421833038
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 08/05/2004 07:51 AM Pg: 1 of 4

THE GRANTOR,

NIR MULLER, of the City of Highland Park, County of Lake, State of Illinois, for and in consideration of Ten and No Hundredths Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

TOM EGGERS, whose address is 568 Sheridan Road, Winnetka, Illinois 60093, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal Description and subject to provisions attached hereto and incorporated herein as Exhibit "A".

Permanent Real Estate Index Number: 10-13-322-038-0000

Address of Real Estate: 2100 Greenwood Street, Evanston, Illinois 60201

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

The Property being conveyed is not homestead property.

Dated this 16th day of July, 2004.

NIR S. MULLER

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

015724

PAID JUL 15 2004 AMOUNT \$ 5750 ⁰⁰ ~~XX~~

Agent: MPM

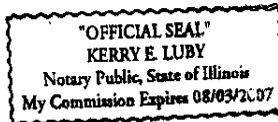
State of Illinois
County of Cook

I, Kerry E. Luby

, a notary public in and for said county, in state aforesaid, do hereby certify that NIR S. MULLER, 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, 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 16th day of July, 2004

Notary public



This instrument was prepared by: Stuart I. Zimmerman, 7250 N. Cicero Ave., Suite LL5, Lincolnwood, IL 60712 (847) 673-9229

After Recording Mail to: Mr. Gregory A. Papiernik, Levin & Brend, P.C., 20 North Wacker Drive, Suite ~~2000~~ 2920 Chicago, Illinois 60606

Send Subsequent Tax Bills to: Tom Eggers, 568 Sheridan Road, Winnetka, Illinois 60093

BOX 333-CP

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COOK
CC. NO. 018
3 2 8 3 8 8

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 19696 JUL 30'04 DEPT. OF REVENUE 575.00

COOK
CC. NO. 018
3 2 8 3 8 8

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 19696 JUL 30'04 DEPT. OF REVENUE 575.00

03
02
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99
98

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUL 30'04 P.B. 11427

575.00

Cook County Clerks Office



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Exhibit A Attached To The Warranty Deed From Nir Muller to Tom Eggers
Dated JULY 16, 2004 - Permanent Real Estate Index Number: 10-13-322-038-0000

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 71.5 FEET THEREOF AND EXCEPT THE SOUTH 33 FEET THEREOF RESERVED FOR STREET) IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (LYING WESTERLY OF RIGHT OF WAY OF JUNCTION RAILWAY COMPANY) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF GREENWOOD STREET, 233 FEET EAST OF THE CENTER LINE OF HARTREY AVENUE, THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF HARTREY AVENUE, 287.55 FEET TO CENTER LINE OF A SWITCH TRACK, THENCE EASTERLY ALONG CENTER LINE OF SAID SWITCH TRACK, 200 FEET, THENCE NORTH PARALLEL WITH THE CENTER LINE OF HARTREY AVENUE, TO A POINT 260 FEET SOUTH OF THE SOUTH LINE OF GREENWOOD STREET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF GREENWOOD STREET 10 FEET; THENCE NORTH PARALLEL WITH THE CENTER LINE OF HARTREY AVENUE, 260 FEET TO THE SOUTH LINE OF GREENWOOD STREET; THENCE WEST

190 FEET ALONG THE SOUTH LINE OF GREENWOOD STREET, TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AS IS SALE

Seller has not made, and is not making any representation, statement, warranty or promise to Purchaser about the Property, including but not limited to, the physical aspects and condition of any portion of the Property (including by way of example and without limitation, the roof, walls, windows and foundational elements or any other elements of the Improvements), the condition of the soil on the Property, the presence or absence of hazardous materials, the feasibility, desirability, suitability, fitness or adaptability of any of the Property for any particular use, the availability of water, sewer, natural gas or other utilities, the assessments, fees or charges that may be assessed by any district, taxing authority or governmental or quasi-governmental entities, the value of the Property or the projected income or expenses for the Property; and (b) Purchaser is purchasing the Property in an "AS IS" and "WHERE IS" physical condition.

SUBJECT TO: IF ANY,

1. Current general real estate taxes not yet due and payable as of the date of closing
2. Acts of Purchaser;
3. Covenants, conditions and restrictions of record, if any, public, private, railroad, and utility easements, roads and highways, rights of way for railroad switch and spur tracks, if any, building lines and zoning laws and ordinances; and
4. Survey matters, if any, shown on the survey dated February 24, 2003 of the prepared by Gremley and Bierdmann, Inc. (order #1012025) registered in the State of Illinois and certified by such surveyor as having been prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, adopted in 1999, meeting the accuracy for an Urban Survey, and containing Table A items 1, 3, 4, 7a, 8, 9, 10 and 11.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

NIR S. Muller, being duly sworn on oath, states that
resides at 690 WAKE ROBIN LANE, Highland Park IL 60023. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

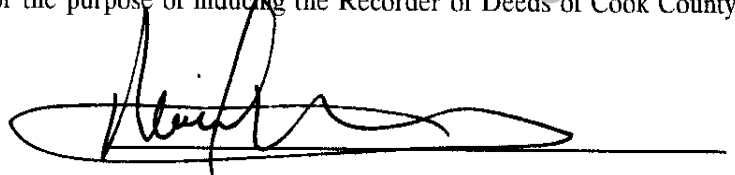
- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 10th day of July 2001
[Signature]
Notary Public

