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Doc#: 0422335197
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/10/2004 01:47 PM Pg: 1 of 4

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(Above space for Recorder's Use)

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WARRANTY DEED

THE GRANTOR/S, DAVID W. BORNHOEFT and KRISTINA L. BORNHOEFT, husband and wife, of the City of Evanston, in the County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100S DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to MATTHEW O'NEILL, a single person, whose address is 8897 Bond Court, Manassas, VA 20110, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached Exhibit "A" for Legal Description

Permanent Tax No.: 11-18-126-019-1019
11-18-126-019-1073
Commonly known as: 807 Church Street
Unit 305 & P-19
Evanston, Illinois 60201

CITY OF EVANSTON
Real Estate Transfer Tax 015757
City Clerk's Office

PAID JUL 21 2004 AMOUNT \$ 1,365.00

Agent MF

BOX 333-CT

4
g

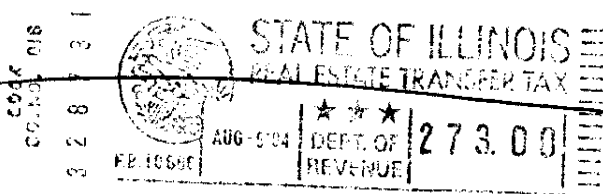
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SUBJECT ONLY TO:

- (a) General real estate taxes not due and payable at the time of closing;
- (b) Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record;
- (c) Zoning laws and ordinances which conform to the present usage of the premises;
- (d) Public and utility easements which serve the premises;
- (e) Public roads and highways, if any;
- (f) Party wall rights and agreements, if any; and
- (g) Limitations and conditions imposed by the Illinois Condominium Property Act and Condominium declaration, if applicable.

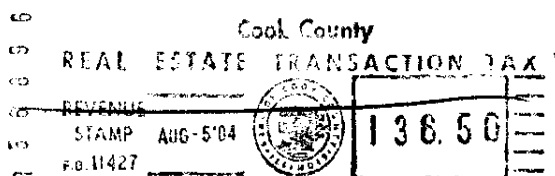
hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

DATED this 20th day of July 2004.



David W. Bornhoeft
David W. Bornhoeft

Kristina L. Bornhoeft
Kristina L. Bornhoeft



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Exhibit "A"

Legal Description

PARCEL 1:

UNITS 305 AND P-19 IN EVANSTON GALLERIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 7 THROUGH 13, EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 7 TO 13, INCLUSIVE IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT SEVEN THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT SEVEN, A DISTANCE OF EIGHTY FEET; THENCE RUNNING WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT SEVEN A DISTANCE OF 80 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE RUNNING NORTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 11, 220 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7; THENCE EAST ALONG AND UPON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOTS 10 TO 7, INCLUSIVE, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 36.00 FEET, CITY OF EVANSTON DATUM, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010158162; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1, FOR INGRESS AND EGRESS OF PERSONS AND VEHICLES OVER THE WEST 28.5 FEET OF THAT PART OF LOTS 7 THROUGH 11, BOTH INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 80 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET, THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85 FEET TO POINT IN THE NORTH LINE OF SAID LOT 11 WHICH IS 220 FEET WEST, MEASURED ALONG SAID NORTH LINE OF LOTS 7 THROUGH 11, OF THE NORTHEAST CORNER OF SAID LOT 7, THENCE EAST ALONG SAID NORTH LINE OF LOTS 7 THROUGH 11, TO THE POINT OF BEGINNING, AS CONTAINED IN THE AGREEMENT DATED APRIL 6, 1989 AND RECORDED APRIL 10, 1989 AS DOCUMENT NUMBER 89154855, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 11-18-126-019-1019
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