

WARRANTY DEED

THE GRANTORS, JAMES A. KEARNS and PATRICIA BUENO KEARNS, his wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid CONVEY and WARRANT to BETH A. MARKS, Grantee, of 926 W. Oakdale, Unit #1S, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0432446082  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/19/2004 08:39 AM Pg: 1 of 4

\* Please Re-Record to correct Legal Descriptions  
1905358 CE 083

JH

SEE REVERSE SIDE OF DOCUMENT FOR LEGAL DESCRIPTION

P.T.N. 11-19-329-035/11-19-329-036

Commonly known as 719 Oakton Street, Evanston, Illinois

Box 343

Subject only to: General taxes for the year 1996/97 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements that do not underlie or affect the improvements on the property; covenants and restrictions of record as to use and occupancy, that do not interfere with the Purchaser's use of the property as a residence; party wall rights and agreements, if any, acts done or suffered by or through the Purchaser.

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

DATED this 23<sup>rd</sup> day of Oct., 1997.

*James A. Kearns*  
James A. Kearns

*Patricia Bueno Kearns*  
Patricia Bueno Kearns

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 JAMES A. KEARNS and PATRICIA BUENO KEARNS, husband and wife, 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.

Given under my hand and official seal this 25<sup>th</sup> day of Oct., 1997.

"OFFICIAL SEAL"  
JULIE SCHWIEBERT

*Mr. Schmidt*  
Notary Public

This instrument was prepared by Laura S. Addelson, 500 Davis Center, Suite 701, Evanston, Illinois 60201.  
Mail recorded document to Lawrence D. Michon, Esq., 423 Central Avenue, Suite 106, Northfield, Illinois 60093.

TICOR #3938832

TICOR TITLE

# UNOFFICIAL COPY

*See Attached  
Corrected  
Legal*

## EXHIBIT "A"

THAT PART OF LOT 1 IN FAGAN AND REISS' SUBDIVISION OF LOT 1 (EXCEPT THE EAST 100 FEET THEREOF) IN PLAT OF CONSOLIDATION OF LOTS 14, 15, 16 AND 17 IN ENGELHARDT'S ADDITION TO EVANSTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1, THENCE EAST ON THE SOUTH LINE THEREOF 25.36 FEET, THENCE NORTH ON THE CENTER LINE OF A PARTY WALL AND SAID CENTER LINE EXTENDED A DISTANCE OF 70.65 FEET TO A POINT 25.16 FEET EAST OF THE WEST LINE OF SAID LOT 1, THENCE EAST .40 FEET TO A POINT IN THE CENTER LINE OF A PARTY WALL, THENCE NORTH ON A CENTER LINE OF SAID PARTY WALL AND SAID CENTER LINE EXTENDED, 100 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1, 25.56 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 1, THENCE SOUTH 170.64 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING

ALSO

THAT PART OF SAID LOT 1 LYING ABOVE A HORIZONTAL PLANE OF 30.14 FEET CITY OF EVANSTON DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 32.15 FEET NORTH OF THE SOUTH LINE AND 25.27 FEET EAST OF THE WEST LINE OF SAID LOT 1, THENCE NORTH ON THE CENTER LINE OF A PARTY WALL 24.16 FEET TO A POINT 25.2 FEET EAST OF THE WEST LINE OF SAID LOT 1, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 2.67 FEET; THENCE SOUTH AT RIGHT ANGLES 24.16 FEET, THENCE WEST AT RIGHT ANGLES 2.67 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF SAID LOT 1 LYING ABOVE A HORIZONTAL PLANE 30.32 FEET CITY OF EVANSTON DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 70.65 FEET NORTH OF THE SOUTH LINE OF AND 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 1, THENCE NORTH ON THE CENTER LINE OF A PARTY WALL 24.73 FEET TO A POINT 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 1, THENCE WEST AT RIGHT ANGLES 2.78 FEET, THENCE SOUTH AT RIGHT ANGLES 24.73 FEET THENCE EAST AT RIGHT ANGLES 2.78 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

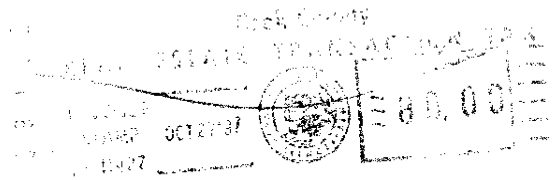
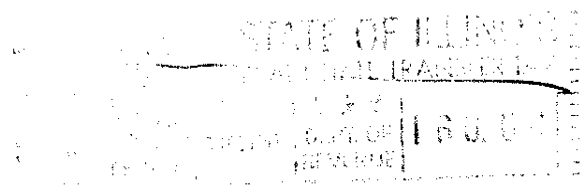
**CITY OF EVANSTON 003450**  
**Real Estate Transfer Tax**

**Clerk's Office**

**PAID OCT 23 1997**

Amount \$ 800.00

Agent mp



# UNOFFICIAL COPY 7804660

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

I, THE UNDERSIGNED, being duly sworn on oath,  
states that he resides at 719 OAKTON STREET, EVANSTON IL 60201.  
That the attached deed is not in violation  
of Section 1 of Chapter 109 of the Illinois Revised Statutes 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 land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than 1 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 easements 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 2 parts and not involving any new streets or easements of access.

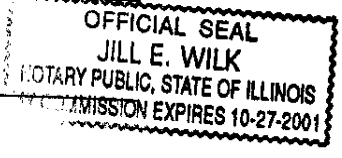
**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

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.

LARA S. AUBSON, ATTY

SUBSCRIBED and SWORN to before me this  
23rd day of October, 1997.

Jill E. Wilk  
NOTARY PUBLIC



## UNOFFICIAL COPY



## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000393832 SC  
 STREET ADDRESS: 719 OAKTON  
 CITY: EVANSTON COUNTY: COOK COUNTY  
 TAX NUMBER: 11-19-329-036-0000

## LEGAL DESCRIPTION:

THAT PART OF LOT 1 IN FAGAN AND REISS' SUBDIVISION OF LOT 1 (EXCEPT THE EAST 100 FEET THEREOF) IN PLAT OF CONSOLIDATION OF < S 14, 15, 16 AND 17 IN ENGLEHARDT'S ADDITION TO EVANSTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE EAST ON THE SOUTH LINE THEREOF 25.36 FEET; THENCE NORTH ON THE CENTER LINE OF A PARTY WALL AND SAID CENTER LINE EXTENDED A DISTANCE OF 70.65 FEET TO A POINT 25.16 FEET EAST OF THE WEST LINE OF SOUTH LOT 1; THENCE EAST.40 FEET TO A POINT IN THE CENTER LINE OF A PARTY WALL; THENCE NORTH ON A CENTER LINE OF SAID PARTY WALL AND SAID CENTER LINE EXTENDED, 100 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1, 25.56 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 25.56 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 170.64 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING,

ALSO

THAT PART OF SAID LOT 1 LYING ABOVE A HORIZONTAL PLANE OF 30.14 FEET CITY OF EVANSTON DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 32.15 FEET NORTH OF THE SOUTH LINE AND 25.27 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH ON THE CENTER LINE OF A PARTY WALL 24.16 FEET TO A POINT 25.2 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 2.67 FEET; THENCE SOUTH AT RIGHT ANGLES 24.16 FEET; THENCE WEST AT RIGHT ANGLES, 2.67 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF SAID LOT 1 LYING ABOVE A HORIZONTAL PLANE 30.32 FEET CITY OF EVANSTON DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 70.65 FEET NORTH OF THE SOUTH LINE OF < AND 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH ON THE CENTER LINE OF A PARTY WALL, 24.73 FEET TO A POINT 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 1, THENCE WEST AT RIGHT ANGLES, 2.78 FEET; THENCE SOUTH AT RIGHT ANGLES 24.73 FEET; THENCE EAST AT RIGHT ANGLES, 2.78 FEET TO AT POINT OF BEGINNING, ALL IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.