

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Alan Depcik
120 W. Madison, St. 1412
Chicago, IL 60602



Doc#: 0434426013
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/09/2004 09:18 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Carolyn J. Alder
1613-15 Monroe Street
Unit 1615-2S
Evanston, IL 60202

THE GRANTORS, MPT PROPERTIES, L.L.C., an Illinois limited liability company, of 1613-1615 Monroe Street, 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, CAROLYN J. ALDER, a single person, of 375 W. Erie, St. 307, Chicago, in the County of Cook, in the State of Illinois, as SOLE OWNER, of the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: 10-24-409-023-0000 and 10-24-409-024-0000
Property Address: Unit 1615-2S at 1613-1615 Monroe Street, Evanston, IL 60202

FIRST AMERICAN TITLE

ORDER # 948282 1022

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97

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 herein.

CITY OF EVANSTON 016435
Real Estate Transfer Tax
City Clerk's Office

PAID NOV - 4 2004 MOUNT \$ 885⁰⁰

Agent CMD

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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 5th day of November, 2004.

MPT 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 MPT 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 MPT 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 5th of November, 2004



Albert C. Bettuzzi

My commission expires:

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


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PARCEL 1: UNIT 1615-2S IN 1613-15 MONROE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 5 AND 6 IN BLOCK 2 IN STANLEY & COMPANY'S SECOND DODGE AVENUE SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 7, 2004, AS DOCUMENT NUMBER 0415918042, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 5, AND STORAGE SPACE NO. S-5 LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY, AS AMENDED FROM TIME TO TIME.

Permanent Index No. 10-24-409-024 and 10-24-409-023

Property Address: Unit 1615-2S, 1613-1615 Monroe Street, Evanston, IL 60204

COUNTY TAX
 REVENUE STAMP

 NOV. 29. 04
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 # 0000002731

REAL ESTATE TRANSFER TAX
00096.00
FP 103028

STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

 NOV. 29. 04
 STATE OF ILLINOIS
 # 0000002520

REAL ESTATE TRANSFER TAX
00192.00
FP 103027