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Doc#: 0503241008  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/01/2005 08:28 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR,  
CALLAN PROPERTIES  
DEVELOPMENT, LLC,

City of Evanston,  
State of Illinois, for

and in consideration of **TEN AND NO/100THS (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, conveys and warrants to GRANTEES, **DEWAYNE FOX AND DAISHA FOX**, husband and wife, as tenants by the entirety, 1801 Seward Street, Evanston, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL ATTACHED

COMMONLY KNOWN AS: 147 CALLAN, UNIT 1 AND GARAGE UNIT 5(E), EVANSTON, ILLINOIS 60202

P.I.N.: 11-30-210-001-0000

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

DATED this 28 day of January, 2005.

CALLAN PROPERTIES DEVELOPMENT, LLC

BY:

BOX  
343

CITY OF EVANSTON 016844  
Real Estate Transfer Tax  
City Clerk's Office

PAID JAN 28 2005 AMOUNT \$ 950.00

Agent MP

10/2/1916935

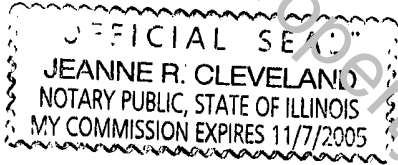
CENTENNIAL TITLE INCORPORATED

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **CALLAN PROPERTIES DEVELOPMENT, LLC BY STEVEN J. BERNSTEIN**, whose name is subscribed to the foregoing instrument, and who represented that he is authorized to sign on behalf of said LLC, 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.

GIVEN under my hand and official seal, this 28 day of January, 2005.

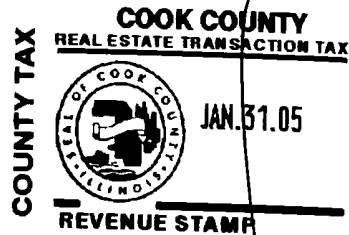


*J. Cleveland*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS PREPARED BY: STEVEN J. BERNSTEIN, Law Office of Steven J. Bernstein, 513 Chicago Avenue, Evanston, Illinois 60202

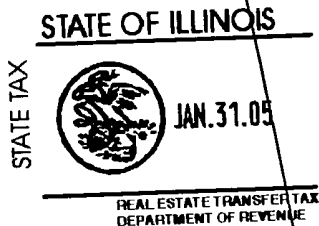
SEND SUBSEQUENT TAX BILLS TO: DEWAYNE FOX AND DAISHA FOX, 147 Callan, Unit 1, Evanston, Illinois 60202

MAIL DOCUMENT TO: EDWARD M. GRABILL, Olson, Grabill & Flitcraft, 707 Skokie Boulevard, Suite 420, Northbrook, Illinois 60062-2839



# 0000151049

REAL ESTATE TRANSFER TAX
00095.00
FP326670



# 0000075308

REAL ESTATE TRANSFER TAX
00190.00
FP326669

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 147-1 AND GU-5(E) IN THE SHERWOOD COMMONS CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 33 IN "HOWARD TERMINAL ADDITION", BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1923 AS DOCUMENT NUMBER 7834430 IN BOOK NUMBER 176 OF PLATS, PAGE NUMBER 39 THEREIN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0416734055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

THERE WAS NO TENANT IN THE UNIT AT THE TIME OF CONVERSION.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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."

P.I.N.: 11-30-210-001-0000