



Doc#: 0622042021 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2008 07:57 AM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

Above Space for Recorder's Use Only

THE GRANTOR, Asbury Square, L.L.C., an Illinois Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said Company, **CONVEYS** and **WARRANTS** to **HYACINTH TAYLOR**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 224-2 IN 222-240 NORTH ASBURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 (EXCEPT THE NORTH 75 FEET THEREOF) AND LOTS 2, 3, 4, 5, 6 AND 7 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE F. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT VACATED PART OF THE EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 7 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE F. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0534219048 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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.


The tenant of this unit has waived or has failed to exercise the right of first refusal.
SUBJECT TO: (a) General taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois (the "Act") and the Residential Condominium Regulations of the Evanston

B04334

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EL
1 of 3
SA 2 273175

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STATE OF ILLINOIS
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 AUG. -2.06
 00768000 #
 REAL ESTATE TRANSFER TAX
 0076800
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 REVENUE STAMP
 AUG. -2.06
 00000000 #
 REAL ESTATE TRANSFER TAX
 0008400
 FP 102802

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Municipal Code (the "Code"), including all amendment thereto; (c) the Declaration of Condominium and the bylaws of the Condominium Association, and all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to the closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to insure over without cost to Grantee.

SUBJECT TO: General taxes for 2005 and subsequent years.

Permanent Index Numbers (PIN): 10-25-215-028-0000

Address of Real Estate: 224 Asbury, Unit 2, Evanston, Illinois 60202

Dated this 14 day of July, 2006.

CITY OF EVANSTON 019181

Real Estate Transfer Tax

City Clerk's Office

Asbury Square, L.L.C.,
an Illinois Limited Liability Company

PAID JUL 13 2006

AMOUNT \$ 840.00

Agent [Signature]

By: [Signature]
Its Manager

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public

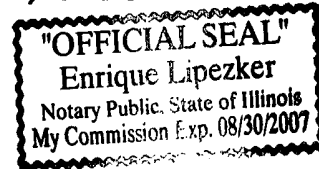
In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gayle Blitz, Manager of Asbury Square, LLC, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day July, 2006.

Commission expires 8/30, 07

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Howard Mardell, Ltd.
221 North LaSalle Street
Suite 2040
Chicago, Illinois 60601



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Steven Bernstein
513 Chicago Ave.
Evanston, Illinois 60202

Hyacinth Taylor
224 Asbury, Unit 2
Evanston, Illinois 60202