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WARRANTY DEED
Statutory (Illinois)

REPUBLIC TITLE CO.



Doc#: 0631835101 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2006 12:56 PM Pg: 1 of 3

THE GRANTOR, CHARLOTTE M. RUFFIN, single woman, of the Village of Evanston, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO JAMES CHRISTOPHER MARTIN, of 1725 Brummel Street, Evanston, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

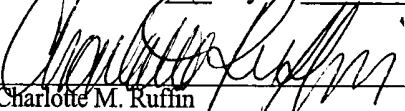
Subject to: Real Estate taxes for the year 2006 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Real Estate Tax Number: 11-30-116-022-1019 and 11-30-116-022-1034

Address of Real Estate: 952 Harvard Terrace, Unit 2, Evanston, Illinois 60202 ^{and P10}

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 forever.

DATED this 6th day of November, 2006

 (SEAL)
Charlotte M. Ruffin

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

CITY OF EVANSTON 020209

Real Estate Transfer Tax

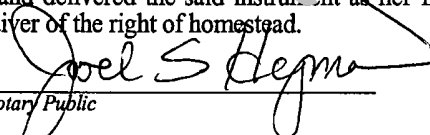
City Clerk's Office

PAID NOV 06 2006 MOUNT \$ 630.00

Agent 

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that CHARLOTTE M. RUFFIN, single woman, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

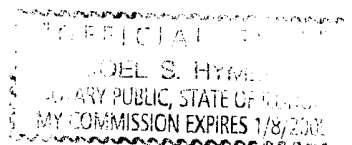
Given under my hand and official seal this 6th day of November, 2006


Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:

Michael Grabill
707 Skokie Blvd.
Suite 420
Northbrook, IL 60062



SEND SUBSEQUENT TAX BILL TO:

James Christopher Martin
1725 Brummel Street
Evanston, IL
60202


3 PG
C.F.

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REVERSE SIDE

STATE TAX

STATE OF ILLINOIS



NOV.-9.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000006106

REAL ESTATE TRANSFER TAX
00125.50
FP 103020

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV.-9.06

REVENUE STAMP

0000013224

REAL ESTATE TRANSFER TAX
00062.75
FP 103019

Properly Cook County Clerk's Office

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PROPERTY LEGAL DESCRIPTION:

UNIT 952-2 AND P-10 IN RIDGE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS, A SUBDIVISION OF LOTS 16 AND 18 AND (EXCEPT THE WEST 198 FEET OF THE NORTH 94 FEET) LOT 15 AND (EXCEPT THE WEST 198 FEET) LOT 20 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE AVENUE AND THE SOUTH LINE EXTENDED EAST OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID; THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT 368 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, BEING THE NORTHEAST CORNER OF RIDGE VIEW SUBDIVISION IN SAID NORTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE 233 FEET; THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF RIDGE ROAD, TO THE SOUTH LINE OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID, EXTENDED WEST; THENCE EAST ALONG THE SOUTH LINE OF LOT 15 AND SAID SOUTH LINE EXTENDED, TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 17.38 FEET THEREOF DEDICATED FOR THE PUBLIC ALLEY BY PLAT FILED AS DOCUMENT NUMBER 1337290, IN COOK COUNTY, ILLINOIS)

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96109783, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office