

# UNOFFICIAL COPY



Doc#: 0701734073 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2007 02:00 PM Pg: 1 of 2

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

THE GRANTOR: Seller(s),  
Kelly Janzen and Toni Salerno, husband and wife,  
of Evanston, County of Cook, State of Illinois,  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and other good and valuable consideration paid in hand,  
hereby convey(s) and warrant(s) unto:

Grantee, Shamiran Hidoo and Hidoo Hidoo,  
of 1236 Chicago Ave., #305, Evanston, IL 60202,  
not as tenants in common but as joint tenants, the following described real estate: (See attached Legal)

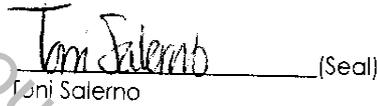
Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, so long as they do not interfere with the current use and enjoyment of the property.

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

Permanent Index Number: 11-19-103-040-1063  
Property Address: 1236 Chicago Ave., #305, Evanston, IL 60202

Dated this: January 9, 2007

 (Seal)  
Kelly Janzen

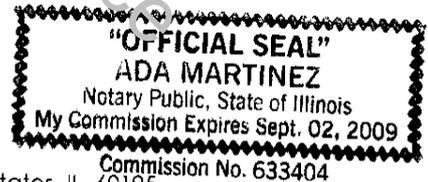
 (Seal)  
Toni Salerno

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Kelly Janzen and Toni Salerno personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this January 9, 2007.

Commission expires: 09/02/09

  
Notary Public



Instrument prepared by: Catherine Hwa, Esq., 2300 N. Barrington Rd, #400, Hoffman Estates, IL 60195  
Mail recorded deed to: Suzanne Rusin, Esq., 407 N. Northwest Hwy, Palatine, IL 60067-8118  
Send subsequent tax bills to: Hidoo Hidoo, 1236 Chicago Ave., #305, Evanston, IL 60202

CITY OF EVANSTON 020605  
Real Estate Transfer Tax  
City Clerk's Office

PAID JAN 12 2007 MOUNT \$ 1,570.  
Agent JEH

LAWYERS UNIT # 05692 CASE # 06-12667

# UNOFFICIAL COPY

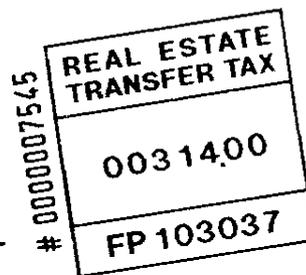
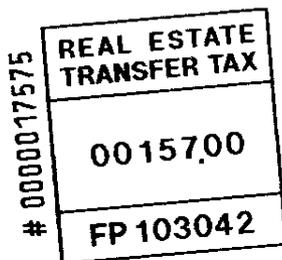
Property Address: 1236 CHICAGO AVE., #305  
EVANSTON, IL 60202

PIN #: 11-19-105-040-1063

PARCEL 1: UNIT NUMBER D305 IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G. M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F. B. BREWER'S SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-111 AND P-112 AND S-111, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH, AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L. P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.



CASE NUMBER 06-17667