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## WARRANTY DEED INDIVIDUAL Statutory (ILLINOIS)

Doc#: 0704635232 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/15/2007 01:27 PM Pg: 1 of 3

THE GRANTOR, **RAYMOND I. GERALDSON, JR.**, married to Melinda Geraldson, of 2739 Colfax, Evanston, IL 60201, County of Cook, State of Illinois, , for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS to **DEANNA PETERSON**, an unmarried woman, of 1549 W. Addison, #H2, Chicago, Illinois 60613, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: general real estate taxes for the year 2006 (second installment) and subsequent years; covenants, conditions and restrictions and building lines of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; 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; any mortgage made by the grantee and any other acts done or suffered by, through or under the grantee or those claiming by, through or under the grantee;

TO HAVE AND TO HOLD said premises forever.

The Real Estate being conveyed is not homestead property.

Permanent Real Estate Index Number(s): 10-12-304-049-1004  
Address of Real Estate: 1922 Lincoln, Evanston, Illinois 60201

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 6<sup>th</sup> day of February, 2007.

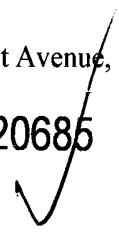
Raymond I. Geraldson, Jr.

**Mail To:**  
Ms. Carolyn Naselli  
21 East Huron, #3401  
Chicago, Illinois 60611

**Send Subsequent Tax Bills To:**  
Ms. Deanna Peterson  
1922 Lincoln, Unit 1-S  
Evanston, Illinois 60201

This instrument was prepared by Kathryn Hamilton Fink, Attorney at Law, 558 Provident Avenue, Winnetka, Illinois 60093.

**CITY OF EVANSTON 020685**  
Real Estate Transfer Tax  
City Clerk's Office



**BOX 333-CP**

**FEB - 7 2007** MOUNT \$ 1,660.-  
Agent JFH

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

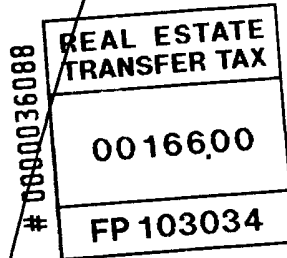
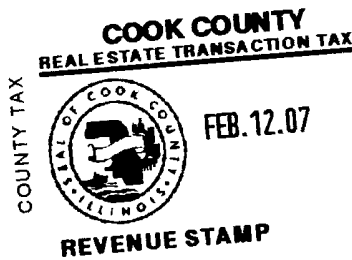
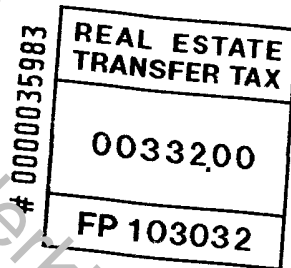
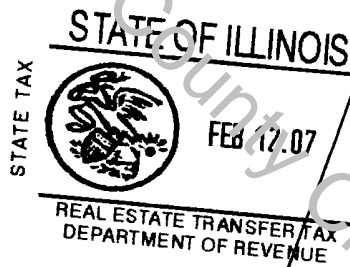
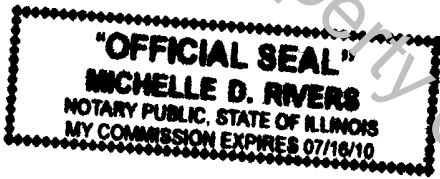
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond I. Geraldson, Jr., personally appeared before me this day in person, and acknowledged that he had signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6th day of February, 2007.

[SEAL]

Michelle D. Rivers  
Notary Public

Commission expires 7/16, 2010



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## EXHIBIT A Legal Description

### PARCEL 1:

UNIT 1-S, IN THE LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 15 IN NORTH EVANSTON IN THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST ILLINOIS BANK OF EVANSTON, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 19, 1990 AND KNOWN AS TRUST NUMBER R-3709, AND RECORDED AUGUST 16, 1990 AS DOCUMENT 90402508, TOGETHER WITH ITS PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

### PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-1s, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

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