

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

JNWG/0367A/
4747320
1503



Doc#: 0711435194 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/24/2007 10:53 AM Pg: 1 of 3

THE GRANTOR, 156 Ashbury Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Carlos Priester, individually, 156 Ashbury, Unit 4, Evanston, Illinois 60202 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and hereby made a part hereof.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act and the Municipal Code of Evanston, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for 156 Ashbury Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements or Grantee, liens and other matters of title over which the Chicago Title Insurance Company, is willing to insure without cost to Purchaser and encroachments, if any. 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.

Notice of Intent as required by Section 30 of the Illinois Condominium Property Act was given as there were tenants of the Parcel at the time the conversion process commenced.

Permanent Real Estate Index Number(s): 10-25-223-076-0000
Address(es) of Real Estate: 156 Ashbury, Unit 5, P-5 and G-1, Evanston, Illinois 60202

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President, this 20th day of April, 2007.

156 Ashbury Corporation
By Ranee Viravakin
Ranee Viravakin, President

BOX 333-011

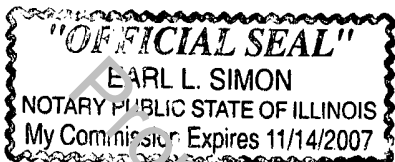
32

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Rane Viravakin, personally known to me to be the President of the 156 Asbury Corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Rane Viravakin and President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April 2007



[Signature] (Notary Public)

Prepared By: Earl L. Simon
4709 W. Golf, Suite 475
Skokie, Illinois 60076

Mail To:
Carlos Priester
156 Asbury, Unit 4
Evanston, Illinois 60202

Name & Address of Taxpayer:
Carlos Priester
156 Asbury, Unit 5, P-5 and G-1
Evanston, Illinois 60202

CITY OF EVANSTON 020939
Real Estate Transfer Tax
City Clerk's Office

PAID APR 19 2007 AMOUNT \$ 950.00

Agent mp

STATE OF ILLINOIS

APR. 23. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038322

REAL ESTATE
TRANSFER TAX

0019000

FP 103032

COUNTY TAX



REVENUE STAMP

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 25. 07

0000038422

REAL ESTATE
TRANSFER TAX

0009500

FP 103034

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008373544 SK

STREET ADDRESS: 156 ASBURY AVENUE

UNIT 5

CITY: EVANSTON

COUNTY: COOK

TAX NUMBER: 10-25-223-076-0000

LEGAL DESCRIPTION:

UNIT NUMBER 5 IN THE 156 ASBURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 116, 117 AND 118 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SECTION 25), IN 0612154085 THE FIRST ADDITION TO ARTHUR DUNAS HOWARD AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 2006 AS DOCUMENT NUMBER 0635309030; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-5 BOTH INCLUSIVE AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE PLAT OF SURVEY RECORDED DECEMBER 19, 2006 AS DOCUMENT 0635309030, IN COOK COUNTY, ILLINOIS.