

WARRANTY DEED
STATE OF ILLINOIS
COUNTY OF COOK



Doc#: 0733809034 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2007 11:38 AM Pg: 1 of 2

THE GRANTORS,

CHARLES H. NELSON and
PATRICIA A. NELSON,
husband and wife, of
1708 S. Blvd.,
Evanston, IL 60202

(The Above Space For Recorder's Use Only)

of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

CHARLES H. NELSON and PATRICIA RYAN NELSON, Trustees, of the CHARLES H. NELSON LIVING TRUST, dated October 25, 2007, and any amendments thereto, an undivided 50% interest and to PATRICIA RYAN NELSON and CHARLES H. NELSON, Trustees, of the PATRICIA RYAN NELSON LIVING TRUST, dated October 25, 2007, and any amendments thereto, an undivided 50% interest.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 1 in Block 4 in John M. Hanford's South Boulevard Addition, to Evanston in the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

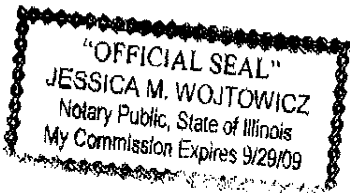
Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, restrictions of record; building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property.

Permanent Index Number (PIN): 10-24-428-001, Volume No. 55
Address of Real Estate: 1708 S. Blvd.
Evanston, IL 60202

Charles H. Nelson
CHARLES H. NELSON

DATED this 25th day of October, 2007
Patricia A. Nelson
PATRICIA A. NELSON

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 CHARLES H. NELSON and PATRICIA RYAN NELSON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25th day of October, 2007
Commission expires 9/29/2009
Jessica M. Wojtowicz
NOTARY PUBLIC

CITY OF EVANSTON
EXEMPTION

Mary Annis
CITY CLERK

This instrument was prepared by Anthony J. Madonia & Associates, Ltd. 150 N. Wacker, Suite 2600, Chicago, IL, 60606.

Exempt under provisions of Paragraph 4c
Section 31-45, Property Tax Code.

UNOFFICIAL COPY

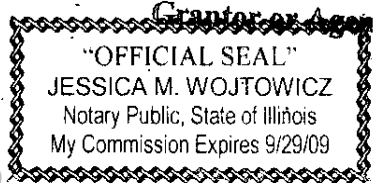
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 14, 2007

Signature: *Jessica M. Wojtowicz*

Subscribed and sworn to before me by the said *Darlene W. Swartz* this 14th day of Dec, 2007
Notary Public *Jessica M. Wojtowicz*

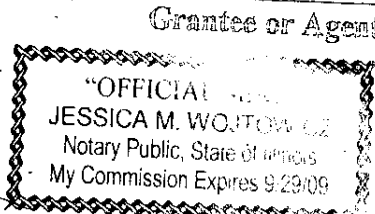


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Dec 14, 2007

Signature: *Darlene W. Swartz*

Subscribed and sworn to before me by the said *Darlene W. Swartz* this 14th day of December, 2007
Notary Public *Jessica M. Wojtowicz*



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)