

AWC 35/630J

2708 2377 1043  
WARRANTY DEED

UNOFFICIAL COPY



Doc#: 0734011036 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/06/2007 09:56 AM Pg: 1 of 2

(ILLINOIS)  
PAGE 1:

THE GRANTOR, Juan Manuel Mondragon, married to Maria Jose Montes, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to George J. Wenzel and Seeme Wenzel, husband and wife, of 27 Midlothian, Trabuco Canyon, CA 92679, not as Tenants in Common, ~~and~~ but as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

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, not as Tenants in Common, and not as Joint Tenants, but as Tenants by the Entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; 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

Permanent Index Number: 11-18-119-036-1049; 11-18-119-036-1394  
Address (es) of Real Estate 800 Elgin Road, #711, P-148, Evanston, IL 60201,

DATED November 16, 2007

\_\_\_\_\_  
Juan Manuel Mondragon

\_\_\_\_\_  
Maria Jose Montes, for purposes of waiving homestead rights

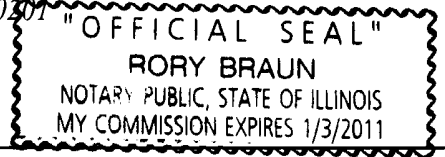
State of Illinois, County of Cook\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Juan Manuel Mondragon and Maria Jose Montes, personally known to me to be the same person whose names are subscribed to the forgoing 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 seal, this Date November 16, 2007

NOTARY PUBLIC

This instrument prepared by: Andrew D. Werth & Associates  
2822 Central Street, Evanston, IL 60201  
847-866-0124



BOX 333-CT

**UNOFFICIAL COPY****Legal Description**of premises commonly known as 800 Elgin Road, #711, P-148, Evanston, IL 60201,Property Index Number: 11-18-119-036-1049; 11-18-119-036-1394

UNIT 711 AND PARKING UNIT P-148 IN OPTIMA HORIZONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOT 1 IN OPTIMA HORIZONS AMENDED AND RESTATED RESUBDIVISION, IN BLOCK 8 IN THE VILLAGE OF EVANSTON, IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0421734058 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**CITY OF EVANSTON 02176C**  
Real Estate Transfer Tax  
City Clerk's Office

**PAID NOV 15 2007** AMOUNT \$ 1785.00

Agent MPM

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

DEC.-4.07

# 0000045808

**REAL ESTATE  
TRANSFER TAX**

0017850

FP 103034

**STATE OF ILLINOIS**



DEC.-4.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000045701

**REAL ESTATE  
TRANSFER TAX**

00357.00

FP 103032

MAIL TO:

George J. Wenzel and Seeme Wenzel

(Name)

27 Midlothian

(Address)

Trabuco, CA 92679

(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

George J. Wenzel and Seeme Wenzel

(Name)

27 Midlothian

(Address)

Trabuco, CA 92679

(City, State and Zip)