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WARRANTY DEED (Individual to Individual)

(ILLINOIS)
PAGE 1:



Doc#: 0819933073 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2008 10:47 AM Pg: 1 of 3

AW8351726J/28037077

THE GRANTOR, Dennis Lofton, an unmarried man, 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 Andrew S. Minor and Emlyn Minor, husband and wife, of ^{5.}

929 Washington St., #206, Evanston, IL 60202, not as Tenants in Common, and not as Joint Tenants, but as Tenants by the Entirety, 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 Townhome and all amendments; public and utility easements including any easements established by or implied from the Declaration of Townhome or amendments thereto; party wall rights and agreements; installments due after the date of Closing of general assessments established pursuant to the Declaration of Townhome.

Permanent Index Number: 11-19-329-035-0000
Address (es) of Real Estate 715 Oakton Street, Evanston, IL 60202

DATED June 19, 2008

Dennis Lofton
Dennis Lofton

State of Illinois, County of Cook_ ss.

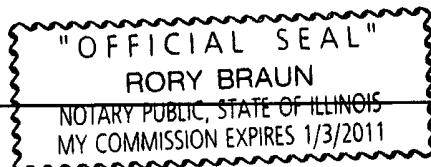
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis Lofton, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 June 19, 2008

[Signature]
NOTARY PUBLIC

This instrument prepared by:

Andrew D. Werth & Associates
2822 Central Street, Evanston, IL 60201
847-866-0124




BOX 333-CP

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D


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Property

STATE OF ILLINOIS

 JUL. 15.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000005079

REAL ESTATE TRANSFER TAX
00297.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUL. 15.08
 REVENUE STAMP

0000050570

REAL ESTATE TRANSFER TAX
0014850
FP 103032

County Clerk's Office

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Legal Description

of premises commonly known as 715 Oakton Street, Evanston, IL 60202

Property Index Number: 11-19-329-035-0000

THAT PART OF LOT 1 IN FAGAN AND REISS' SUBDIVISION OF LOT 1 (EXCEPT THE EAST 100 FEET THEREOF) IN PLAT OF CONSOLIDATION OF LOTS 14, 15, 16 AND 17 IN BLOCK 1 IN INGLEHART'S ADDITION TO EVANSTON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 1, 25.36 FEET EAST OF THE SOUTH WEST CORNER THEREOF, THENCE NORTH ON THE CENTER LINE OF A PARTY WALL AND SAID CENTER LINE EXTENDED, A DISTANCE OF 70.65 FEET TO A POINT 25.16 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE EAST 0.45 FEET TO A POINT IN THE CENTER LINE OF A PARTY WALL; THENCE NORTH ON THE CENTERLINE OF SAID PARTY WALL AND SAID CENTER LINE EXTENDED, 100 FEET TO A POINT IN THE NORTH SAID LOT 1, 25.56 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 1; THENCE EAST ON SAID NORTH LINE 24.64 FEET TO THE NORTH EAST CORNER OF SAID LOT 1; THENCE SOUTH ON THE EAST LINE OF SAID LOT 1, 170.66 FEET TO THE SOUTH EAST CORNER THEREOF; THENCE WEST ON THE SOUTH LINE 24.84 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF SAID LOT 1 LYING ABOVE A HORIZONTAL PLANE OF 30.32 CITY OF EVANSTON DATUM, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 70.65 FEET NORTH OF THE SOUTH LINE AND 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH ON THE CENTER LINE OF A PARTY WALL 24.73 FEET TO A POINT 25.56 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE WEST AT RIGHT ANGLES 2.78 FEET; THENCE SOUTH AT RIGHT ANGLES 24.73 FEET; THENCE EAST AT RIGHT ANGLES 2.78 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID LOT 1 LYING ABOVE A HORIZONTAL PLANE OF 30.14 CITY OF EVANSTON DATUM, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 32.15 FEET NORTH OF THE SOUTH LINE AND 25.27 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH ON THE CENTER LINE OF A PARTY WALL 24.16 FEET TO A POINT 25.20 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 2.67 FEET; THENCE SOUTH AT RIGHT ANGLES 24.16 FEET; THENCE WEST AT RIGHT ANGLES 2.67 FEET TO THE POINT OF BEGINNING, ALL IN THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAIL TO:

Katherine O'Malley

(Name)

1528 Lincoln St.

(Address)

Evanston, IL 60201

(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Andrew S. Minor and Emlyn Minor

(Name)

715 Oakton St.

(Address)

Evanston, IL 60202

(City, State and Zip)

CITY OF EVANSTON 022322

Real Estate Transfer Tax

City Clerk's Office

PAID JUN 24 2008

AMOUNT \$ 1485.00

Agent AA