

UNOFFICIAL COPY



Doc#: 1013326033 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/13/2010 09:03 AM Pg: 1 of 3

**WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:**

CTA W8352011 J / Sk2101102 1 of 2

THE GRANTORS, Austin Baron and Pauline Baron, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEES Neil Brazil and Seng Yoot Chan, husband and wife, of 826 1/2 Washington St., 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 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: 11-18-327-022-1011
Address (es) of Real Estate: 1310 Maple Avenue, #4C, Evanston, IL 60201

DATED April 7, 2010

Austin Baron
Austin Baron

Pauline Baron
Pauline Baron

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 Austin Baron and Pauline Baron, 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 she signed, sealed and delivered the said instrument as her free and voluntary acts, 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 4-7-2010

[Signature]
NOTARY PUBLIC

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



BOX 333-CD


C.F.
3

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAY. 12. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000001728

REAL ESTATE TRANSFER TAX
00275.00
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY. 12. 10

REVENUE STAMP

0000001729

REAL ESTATE TRANSFER TAX
00137.50
FP 103034

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Legal Description

of premises commonly known as 1310 Maple Avenue, #4C, Evanston, IL 60201

Property Index Number: 11-18-327-022-1011

UNIT 4-C AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):
LOTS 3, 4 AND 5 IN THE SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF), AND LOTS 2 AND 3 AND THE SOUTH 3 FEET OF LOT 4 IN BLOCK 42 IN EVANSTON, IN FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1973 AND KNOWN AS TRUST NUMBER 62433, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22679030; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS

CITY OF EVANSTON 023749
Real Estate Transfer Tax
City Clerk's Office

PAID APR 14 2019 AMOUNT \$ 1,375

Agent MD

MAIL TO:

Delanty & Lamberis

(Name)

518 Davis St., Ste. 201

(Address)

Evanston, IL 60201

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Neil Brazil and Seng Yoot Chan

(Name)

1310 Maple Ave., #4C

(Address)

Evanston, IL 60201

(City, State and Zip)