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1026340137

Prepared by:

Doc#: 1026340137 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2010 02:54 PM Pg: 1 of 3

J. Joseph Little, Esq.
221 N. LaSalle Street
Suite 1158
Chicago, Illinois 60601

~~BY~~ WARRANTY DEED

THE GRANTOR, 1567 Maple Development Corp., an Illinois corporation, whose address is 2708 Grant Street, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and ~~TRANSFERS~~ to MACGREGOR C. BELNIAK

whose address is 1570 Elmwood #804, Evanston, Illinois 60201

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

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BOX 15

Property Address: 1570 Elmwood
Unit 804 and Parking Unit G-253 G-338, 5-7
Evanston, Illinois 60201

P.I.N.: 11-18-310-010-0000
11-18-310-011-0000
11-18-310-025-0000

~~RESIDENTIAL TITLE~~

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT A. The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.

Dated: August 31, 2010

1567 MAPLE DEVELOPMENT CORP.

By: [Signature]
Name: Robert D. Horner
Its: President

Send Future Tax Bills To:

MacGregor C. Belniak
1570 Elmwood, #804
Evanston IL 60201

FIDELITY NATIONAL TITLE 11011083

172

After Recording, send to:

Boniface F. Allocco
ALLOCCO MILLER & CAHILL
3409 N. Paulina St.
Chicago, IL 60657

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P 3
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INT AB

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~~STATE~~ WARRANTY DEED: 1567 MAPLE DEVELOPMENT CORP. UNIT 804


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 AT LENGTH HEREIN.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

STATE OF ILLINOIS

STATE TAX



SEP. 17. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004836

REAL ESTATE TRANSFER TAX
00405.00
FP 102809

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Horner, as President of 1567 Maple Development Corp., 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 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 official seal, this 31st day of August, 20 10.

Lucille Ann Little
Notary Public

~~CITY OF EVANSTON 024218
Real Estate Transfer Tax
City Clerk's Office~~


OFFICIAL SEAL
LUCILLE ANN LITTLE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-22-2012

PAID SEP 9 - 2010 AMOUNT \$ 2,025.00

Agent *ea*

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 17. 10

REVENUE STAMP

0000004830

REAL ESTATE TRANSFER TAX
0020250
FP326707

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FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2010 011011083 CHF

SCHEDULE A (CONTINUED)

YOUR REFERENCE:

EFFECTIVE DATE: July 26, 2010

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

UNIT NUMBER 804 AND PARKING SPACE G-253 AND G-338 IN THE WINTHROP CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2:

LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 3366 PAGE 490), IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 3:

THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0919734081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-70, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.