

UNOFFICIAL COPY



Doc#: 1026511067 Fee: \$44.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 09/22/2010 10:28 AM Pg: 1 of 5

Doc#: 1013741067 Fee: \$70.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2010 11:04 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

Completed By: Ginali Associates, P.C.
947 N. Plum Grove Road, Schaumburg, IL 60173

Re-record to correct pin # on deed.

THIS INDENTURE, made on the 28 day of April, 2010, by and between

Homesales Inc., hereinafter referred to as grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and Adebayo A. Shokunbi and Belen Zamora-Villamil, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, Adebayo A. Shokunbi and Belen Zamora-Villamil and their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

PARCEL 1:

THE WEST 55.75 FEET OF THE NORTH 60 FEET OF THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE OF THE SOUTH 1/2 OF TEE NORM 2/3 OF LOT 13 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THERE OF RECORDED AS DOCUMENT 1003433;

ALSO
PARCEL 2:

THE WEST 10 FEET OF THE EAST 155 FEET OF THE SOUTH 33 FEET OF THE SOUTH 33 FEET OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID;

ALSO
PARCEL 3:

EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1957 AND KNOWN AS TRUST HOMER 20080 DATED JUNE 28, 1957 AND RECORDED JULY 10, 1957 AS DOCUMENT 16954307 AND RE-RECORDED JULY 30, 1957 AS DOCUMENT 16972152 AND AS AMENDED BY INSTRUMENT DATED MARCH 14, 1958 AND RECORDED MARCH 16, 1958 AS DOCUMENT 17157527 AND AS CREATED BY DEED FROM SAID DECLARANT TO PHILIP WILLIAMS AND HELEN G. WILLIAMS, HIS WIFE, DATED JANUARY 20, 1959 AND RECORDED FEBRUARY 17, 1959 AS DOCUMENT 17456423

(A) FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS, EGRESS, LIGHT, AIR AND DRIVEWAY PURPOSES OVER, UNDER AND ACROSS THE SOUTH 13 FEET OF THE EAST 155 FEET (EXCEPT THAT PART FALLING IN PARCEL 2) OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13, AND THE NORTH 10 FEET (EXCEPT THAT PART FALLING IN PARCEL 1) OF THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE OF THE SOUTH 1/2 OF THE NORTH 2/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID

(B) FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, LIGHT AND AIR AND FOR SIDEWALK PURPOSES OVER, UNDER AND ACROSS THE SOUTH 6 FEET OF THE NORM 71 FEET (EXCEPT THE EAST 47 FEET THEREOF) AND THE WEST 4 FEET OF THE EAST 51 FEET OF THE SOUTH 122 FEET, ALL IN THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE (EXCEPT THAT PART FALLING IN PARCEL 1) OF THE SOUTH 1/2 OF THE NORTH 2/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID

(C) FOR THE BENEFIT OF PARCEL 2 FOR INGRESS AND EGRESS OVER THE SOUTH 33 FEET OF THE EAST 155 FEET (EXCEPT THAT PART FALLING IN PARCEL 2) OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13 IN COUNTY CLERK'S DIVISION, IN COOK COUNTY, ILLINOIS.

FILED IN AMERICAN
File # 1981992
293


"See attached"
Legal Description

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS

MAY. 12. 10



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000375 #

REAL ESTATE TRANSFER TAX

0012800


FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY. 12. 10



REVENUE STAMP

000000000 #

REAL ESTATE TRANSFER TAX

0006400

FP 103028

Office of Cook County Clerk's Office

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, Adebayo A. Shokunbi, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, Adebayo A. Shokunbi, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND as to matters of title.

Permanent Real Estate Numbers: ~~11-30-15-059-0000~~
11-30-115-059-0000

Address of the Real Estate: 205 Asbury Ave.
Evanston, IL 60202 Asset 26756056

mail to & send subsequent bills:
Adebayo Shokunbi
205 Asbury Avenue
Evanston, IL 60202

Prepared by:
Price & Associates
1 N Dearborn
Chicago, IL 60602

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

CITY OF EVANSTON 023794
Real Estate Transfer Tax
City Clerk's Office

PAID APR 28 2010 AMOUNT \$ 605.00

Agent [Signature]

Homesales, Inc.
[Signature]
By: Deborah Sarot
Its: Asst. Vice President

STATE OF _____
_____ COUNTY

SEE ATTACHMENT

UNOFFICIAL COPY

ACKNOWLEDGMENT

State of California
County of San Diego

On March 16, 2010 before me, Rickey L. Roles, Notary Public
(insert name and title of the officer)

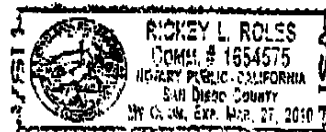
personally appeared Deborah Sarot, Asst. Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Rickey L. Roles*

(Seal)



Proprietor of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THE WEST 55.75 FEET OF THE NORTH 68 FEET OF THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE OF THE SOUTH 1/2 OF TEE NORM 2/3 OF LOT 13 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THERE OF RECORDED AS DOCUMENT 1003433;

ALSO

PARCEL 2:

THE WEST 10 FEET OF THE EAST 155 FEET OF THE SOUTH 33 FEET OF THE SOUTH 33 FEET OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID;

ALSO

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EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1957 AND KNOWN AS TRUST HOMER 20080 DATED JUNE 28, 1957 AND RECORDED JULY 10, 1957 AS DOCUMENT 16954307 AND RE-RECORDED JULY 30, 1957 AS DOCUMENT 16972152 AND AS AMENDED BY INSTRUMENT DATED MARCH 14, 1958 AND RECORDED MARCH 18, 1958 AS DOCUMENT 17157527 AND AS CREATED BY DEED FROM SAID DECLARANT TO PHILIP WILLIAMS AND HELEN G. WILLIAMS, HIS WIFE, DATED JANUARY 20, 1959 AND RECORDED FEBRUARY 17, 1959 AS DOCUMENT 17458423

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(B) FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, LIGHT AND AIR AND FOR SIDEWALK PURPOSES OVER, UNDER AND ACROSS THE SOUTH 6 FEET OF THE NORM 71 FEET (EXCEPT THE EAST 47 FEET THEREOF) AND THE WEST 4 FEET OF THE EAST 51 FEET OF THE SOUTH 122 FEET, ALL IN THAT PART LYING EAST OF THE EAST LINE OF ASBURY AVENUE (EXCEPT THAT PART FALLING IN PARCEL 1) OF THE SOUTH 1/2 OF THE NORTH 2/3 OF LOT 13 IN COUNTY CLERK'S DIVISION AFORESAID

(C) FOR THE BENEFIT OF PARCEL 2 FOR INGRESS AND EGRESS OVER THE SOUTH 33 FEET OF THE EAST 155 FEET (EXCEPT THAT PART FALLING IN PARCEL 2) OF THE SOUTH 1/2 OF THE NORTH 1/3 OF LOT 13 IN COUNTY CLERK'S DIVISION, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-30-115-059-0000 Vol. 0059

Property Address: 205 Asbury Avenue, Evanston, Illinois 60202