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ILLINOIS WARRANTY DEED

Doc#: 1223616121 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2012 04:20 PM Pg: 1 of 3

THE GRANTOR(S),

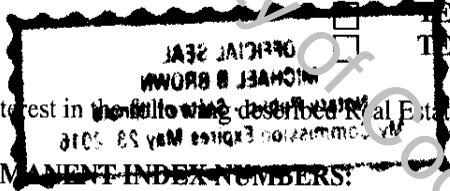
USREP, LLC-SERIES 3

For Recorder's Use Only

of the City of Rockford, County of Winnebago, State of Illinois, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

VAL VALSAN
OF 1421 SHERMAN AVENUE APT 304, EVANSTON, ILLINOIS 60201

- UNMARRIED
- MARRIED TO _____
- JOINT TENANTS
- TENANTS BY THE ENTIRETY
- TENANTS IN COMMON



all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

PERMANENT INDEX NUMBERS: 10-13-105-041-0000

COMMON ADDRESS:

2046 DODGE AVENUE
EVANSTON, ILLINOIS 60201

Legal Description:

LOT 1 AND THE NORTH 15 FEET OF LOT 2 IN BLOCK 1 IN CULVER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 per the aforementioned tenancy forever.

SUBJECT TO: General taxes for the year 2012 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; the terms, provisions covenants and conditions of the Declaration of Covenants and all amendments, if any; and any easements established by or implied from said Declaration or amendments.

Dated this 14th day of August, 2012.

Diane Moca

USREP, LLC-SERIES 3
By: DIANE MOCA, MEMBER

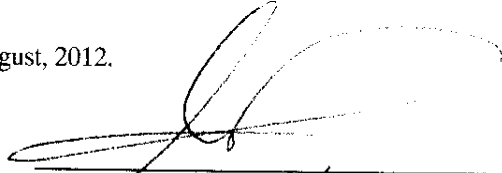
S Y
P 13
S 1
SC Y
INT 10

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State of Illinois)
County of DuPage) SS.

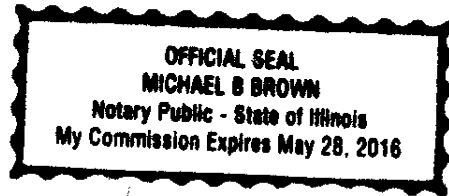
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named individual(s), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 14 Day of August, 2012.


NOTARY PUBLIC Michael B. Brown
My Commission Expires: 05/28/2016

SEND SUBSEQUENT TAX BILLS TO:

Val Valsan
2046 Dodge Avenue
Evanston, Illinois 60201



UPON RECORDING MAIL THIS INSTRUMENT TO:

LLOYD GUSSIS ESQ
6200 N. HAWATHA, #400
CHICAGO, IL 60646

THIS INSTRUMENT PREPARED BY:

Tammy L. Aiossa
Aiossa & Associates, P.C.
11S270 S. Jackson St., Suite 103
Burr Ridge, Illinois 60527
Telephone: 630.908.3000

CITY OF EVANSTON 025905
Real Estate Transfer Tax
City Clerk's Office

PAID AUG 14 2012 AMOUNT \$ 175.00

Agent (Signature)

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER

08/21/2012



COOK	\$17.50
ILLINOIS:	\$35.00
TOTAL:	\$52.50

10-13-105-041-0000 | 20120801601154 | NBD63U