

WARRANTY DEED
(Individual to Individual)

(ILLINOIS)
PAGE 1:



Doc#: 1321055570 Fee: \$40.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2013 02:37 PM Pg: 1 of 2

THE GRANTOR, Joan B. Kussmann, an unmarried woman, 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 Larry A. Miller and Joanne L. Miller, husband and wife, of 1830 Ridge, #503, Evanston, IL 60201, not as joint tenants, and not as tenants in common, 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 joint tenants, and not as tenants in common, 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: 05-35-319-009-1010
Address (es) of Real Estate 1221 Central Street, Evanston, Illinois 60201

DATED: July 9, 2013

Joan B. Kussmann
Joan B. Kussmann

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 Joan B. Kussmann, 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 she signed, sealed and delivered the said instrument as 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 seal, this Date 7/9/13

"OFFICIAL SEAL" NOTARY PUBLIC
RORY BRAUN
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 1/1/2015

This instrument prepared by:

Central Law Commission
2822 Central Street, Evanston, IL 60201
847-866-0124

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 950
Schaumburg, IL 60173

BW 13-18782
10727

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1221 Central Street, Evanston, Illinois 60201

Property Index Number: 05-35-319-009-1010

UNIT 10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EVANSTON TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25348723, IN PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER	07/25/2013
COOK	\$185.00
ILLINOIS:	\$370.00
TOTAL:	\$555.00
05-35-319-009-1010 20130701606876 GY6HUG	

CITY OF EVANSTON 026948
Real Estate Transfer Tax
City Clerk's Office

AMOUNT \$ 185.00

Agent [Signature]

MAIL TO:

Carol Williamson
(Name)
208 N. Waukegan Road, Ste. B
(Address)
Lake Bluff, IL 60044
(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Larry A. Miller and Joanne L. Miller
(Name)
1221 Central St.
(Address)
Evanston, IL 60201
(City, State and Zip)