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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc#: 1326833146 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2013 02:27 PM Pg: 1 of 3

FIRST AMERICAN
File # 2440335

Preparer File: 2440335
FATIC No.: 2440335

THE GRANTOR(S) SARAH M. LENERT a.k.a. SARAH M. FARRINGTON, married to BRYAN T. FARRINGTON of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to FREDERICK, EVANS, a never married man, of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2012 2nd Installment, 2013 and subsequent years, which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-30-219-067-0000

Address(es) of Real Estate: 2919 NORTH NATOMA, UNIT 7
CHICAGO, IL 60634

Dated this 28 day of August, 20 13

Sarah M. Farrington
SARAH M. LENERT a.k.a. SARAH M. FARRINGTON

Bryan T. Farrington
BRYAN T. FARRINGTON

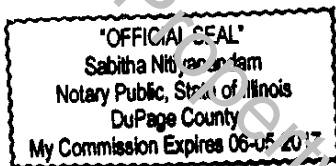
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STATE OF ILLINOIS, COUNTY OF ~~COOK~~ ^{SN} DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SARAH M. LENERT a.k.a. SARAH M. FARRINGTON married to BRYAN T. FARRINGTON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 28th day of August, 20 13.





Sabitha Nitayanandam
Notary Public

Prepared by:
Novit and Novit
100 N. LaSalle Street Suite 1700
Chicago, IL 60602

Mail to:
F. EVANS
2919 N. NATOMA # 7
CHICAGO, IL 60634
Name and Address of Taxpayer:
FREDERICK EVANS
2919 NORTH NATOMA, UNIT 7
CHICAGO, IL 60634

REAL ESTATE TRANSFER	09/03/2013
 CHICAGO:	\$1,155.00
CTA:	\$462.00
TOTAL:	\$1,617.00

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REAL ESTATE TRANSFER	09/03/2013
  COOK	\$77.00
ILLINOIS:	\$154.00
TOTAL:	\$231.00

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT 2919-7:

THAT PART OF THE SOUTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD RIGHT OF WAY) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 102, AT A POINT WHICH IS 151.77 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 102, AS MEASURED ALONG SAID SOUTH LINE OF LOT 102, TO A POINT ON THE NORTH LINE OF SAID LOT 102, WHICH IS 152.50 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 102, AS MEASURED ALONG SAID NORTH LINE OF LOT 102, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FOR IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 30, 2014 AS DOCUMENT 0436519071 AND AMENDED AND RESTATED BY INSTRUMENT RECORDED JANUARY 10, 2005 AS DOCUMENT 0501027033 AND FIRST AMENDMENT RECORDED APRIL 21, 2005 AS DOCUMENT 0511118133 AND SECOND AMENDMENT RECORDED OCTOBER 19, 2005 AS DOCUMENT 0529219025 AND AS CREATED BY DEED DATED- AND RECORDED - AS DOCUMENT- FROM- TO- FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE SOUTH 10 FEET OF THE NORTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONT CLARE GARDENS, AFORESAID, AND THE NORTH 10 FEET OF THE SOUTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONT CLARE GARDENS, AFORESAID.



First American
Title Insurance Company

Warranty Deed - Individual