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Warranty Deed



Doc#: 1425139023 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/08/2014 09:18 AM Pg: 1 of 3

14-C1503A
NAT

Above Space for Recorder's Use Only

THE GRANTOR, DENISE A. HIBBARD, married to DOMINIK DUBRAVEC, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, CONVEY and WARRANT to, KATE A. EDWARDS, an unmarried person, 1010 Asbury, Evanston, Illinois ~~60203~~, the following described real estate located in Cook, Illinois, to wit:

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY AS TO GRANTOR, DOMINIK DUBRAVEC, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

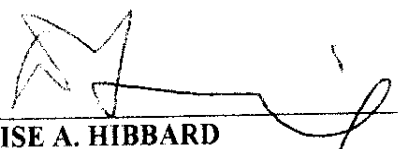
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General taxes not yet 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 use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall rights and agreements, limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 11-18-111-026-1026-Unit 127
11-18-111-026-1046-P8

Address of Real Estate: 1834 Ridge Avenue, Unit 127, Evanston, Illinois 60201

Dated this 16 day of July, 2014



DENISE A. HIBBARD (SEAL)

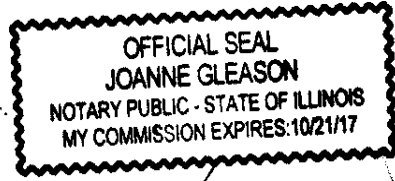
State of Illinois, Cook County - ss,
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DENISE A. HIBBARD, married to do DOMINIK DUBRAVEC**, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this

Y
3
N
N
Y
Y
Y/W

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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, if any.

Given under my hand and official seal, this 10 day of July, 2014.



Commission expires 10/21, 2017

Joanne Gleason
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 – (847) 670-8370

SEND SUBSEQUENT TAX BILLS TO:

Kate A. Edwards
1834 Ridge Avenue
Evanston, Illinois 60201

Upon recording mail to:

Betsy Lane, Esq.
Delanty & Lamberis
518-26-Davis Street, Suite 217
Evanston, Illinois 60201

CITY OF EVANSTON 028052

*Real Estate Transfer Tax
City Clerk's Office*

PAID JUL 08 2014
AMOUNT \$ 2000.00

Agent LB

REAL ESTATE TRANSFER TAX

06-Aug-2014



COUNTY: 200.00
ILLINOIS: 400.00
TOTAL: 600.00

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15826-14-01503K

Property Address: 1834 RIDGE AVENUE, UNIT 127 & P-8
EVANSTON, IL 60201

Parcel I.D : 11-18-111-026-1026; 11-18-111-026-1046

UNIT 127 AND PARKING UNIT P-8 IN GARDEN RIDGE LOFTS AND TOWNHOMES CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF CERTAIN PARCELS OF REAL ESTATE LOCATED IN THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2000 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 00365644, TOGETHER WITH AN APPURTENANT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.