

WARRANTY DEED

Doc#: 1426742091 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/24/2014 02:10 PM Pg: 1 of 3

THE GRANTOR, THEOMIA HALTOM, A Widow,
of the City of Evanston, in the County of Cook, State of
Illinois, for and in consideration of the sum of TEN
DOLLARS (\$10.00) and other good and valuable
considerations in hand paid,

CONVEYS and WARRANTS to:
RODNEY A. HUNTER, of 6761 N. Sheridan Rd. in the
City of Chicago, County of Cook, State of Illinois,

the following described Real Estate situated in the County
of Cook, State of Illinois, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Commonly known as: 163 Asbury Avenue, Evanston, Illinois 60202

PIN: 11-30-115-072-0000

SUBJECT TO covenants, conditions and restrictions of record; public utility easements and building setback lines of record;
and general taxes for the year 2014 and subsequent years, 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 forever.

DATED this 29th day of August, 2014.

Theomia Haltom
THEOMIA HALTOM

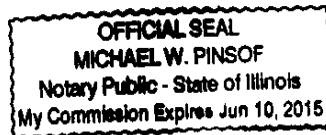
Table with REAL ESTATE TRANSFER TAX, COUNTY: 94.50, ILLINOIS: 189.00, TOTAL: 283.50. Includes notary seals and identification numbers.

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT
THEOMIA HALTOM, personally known to me to be the same person whose name is subscribed to the foregoing
instrument as having executed the same, 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 Notarial Seal this 29th day of August, 2014.

Notary Public signature and title.



Vertical stamp: S, P, S, SC, INT with handwritten marks.

CITY OF EVANSTON 028278

Real Estate Transfer Tax
City Clerk's Office

PAID AUG 28 2014

AMOUNT \$ 945.00

Agent signature line.

FIRST AMERICAN TITLE

Handwritten number: 2572686

# UNOFFICIAL COPY

**NAME AND ADDRESS OF PREPARER:**

Michael W. Pinsof, P.C.  
191 Waukegan Road  
Suite 305  
Northfield, Illinois 60093

**NAME AND ADDRESS OF TAXPAYER:**

Rodney A. Hunter  
163 Asbury Avenue  
Evanston, IL 60202

**MAIL TO:**

Mr. John M. Morrone, Esq.  
12820 S. Ridgeland Avenue  
Unit C  
Palos Heights, IL 60463

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

# UNOFFICIAL COPY

**PARCEL 1:**

THE EAST 23.67 FEET OF THE WEST 192.76 FEET (EXCEPT THE NORTH 68 FEET THEREOF) 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 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 PLAT RECORDED AS DOCUMENT 1003433 IN COOK COUNTY, ILLINOIS.

ALSO

**PARCEL 2:** THE EAST 9.67 FEET OF THE WEST 135.66 FEET OF THE EAST 155 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:**

EASEMENT AS SET FORTH IN DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 25, 1957 AND KNOWN AS TRUST NUMBER 20080, DATED JUNE 28, 1957 AND RECORDED JULY 10, 1957 AS DOCUMENT 16954307 AND RERECORDED JULY 30, 1957 AS DOCUMENT 16972152 AND AS AMENDED BY DECLARATION DATED AND RERECORDED JULY 30, 1957 AS DOCUMENT 16972152, AS AMENDED BY DECLARATION DATED MARCH 14, 1958 RECORDED MARCH 18, 1958 AS DOCUMENT 17157527.

(A) FOR THE BENEFIT OF PARCELS 1 AND 2 AFORESAID FOR INGRESS AND 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 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 NORTH 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 ASHBURY AVENUE. (EXCEPT THAT PART FALLING IN PARCEL 1) OF SOUTH 1/2 OF THE NORTH 2/3 OF LOT 13 IN COOK COUNTY, ILLINOIS 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 SOUTH 1/2 OF NORTH 1/3 OF LOT 13 IN COOK COUNTY, ILLINOIS, AFORESAID.