

# UNOFFICIAL COPY

## WARRANTY DEED

140 253 001407

THE GRANTORS, *Steven P. Lee and Yuki Ohigashi, husband and wife*, of 5246 Glide Drive, Davis, California, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, and other good and valuable consideration, CONVEY and WARRANT to *Maria B. Paluselli, a single woman*, of 111 East Chestnut, Unit 40F, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1433949020 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/05/2014 09:46 AM Pg: 1 of 2

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

*SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.*

THIS IS NOT HOMESTEAD PROPERTY

1/2

Address of Real Estate: 1834 Ridge Avenue, Unit 132 & 130, Evanston, Illinois, 60201

Permanent Real Estate Index Number: 11-18-111-026-1031 and 11-18-111-026-1068

DATED this 4 day of November, 2014

Steven P. Lee 11/4/2014  
STEVEN P. LEE

Yuki Ohigashi 11/4/2014  
YUKI OHIGASHI

State of CA )  
County of Yolo )

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Steven P. Lee and Yuki Ohigashi*, personally known to me to be the same persons whose names 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 4 day of November, 2014.

G. Bermudez  
NOTARY PUBLIC  
NOTARY PUBLIC - CALIFORNIA  
COMMISSION # 2076607  
YOLO COUNTY  
My Comm. Exp. August 24, 2018

THIS INSTRUMENT PREPARED BY: *Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

AFTER RECORDING, MAIL TO:  
Laurie A. Silvestri, Esq.  
Law Offices of Laurie A. Silvestri  
70 700 West Madison St., Ste 1515  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:  
Maria B. Paluselli  
1834 Ridge Avenue, Unit 132  
Evanston, Illinois 60201

Chicago Title Guaranty Fund, Inc.  
180 Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

2

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## LEGAL DESCRIPTION

UNIT 132 AND PARKING UNIT P-30 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.

Address of Real Estate: 1834 Ridge Avenue, Unit 132 & PS 30, Evanston, Illinois 60201

Permanent Real Estate Index Number: 11-18-111-026-1031 and 11-18-111-026-1068

**CITY OF EVANSTON 028530**

*Real Estate Transfer Tax  
City Clerk's Office*

NOV 20 2014  
AMOUNT \$ 1375.00

Agent LB

Maria B. Paluselli  
 to  
 Steven P. Lee  
 Yuki Ohgushi  
 1834 Ridge Avenue  
 Unit 132 & PS 30  
 Evanston, Illinois 60201  
 WARRANTY DEED  
 INDIVIDUAL TO INDIVIDUAL

**REAL ESTATE TRANSFER TAX**

02-Dec-2014



COUNTY:	137.50
ILLINOIS:	275.00
<b>TOTAL:</b>	<b>412.50</b>

11-18-111-026-1031 | 20141101645286 | 1-923-314-304