

WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:



Doc#: 1503756023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/06/2015 02:20 PM Pg: 1 of 4

THE GRANTORS, Thomas C. Russo and Sabine R. Russo, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEE Theronline, LLC an Illinois limited liability company, of 2405 Lincoln Street, Evanston, Illinois 60201, 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, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record as long as same are not violated at the time of closing and neither a forfeiture nor a reversion shall result from such a violation and they do not interfere with the use and enjoyment of the property or affect its value as a single family residence, building lines as long as same are not violated at the time of closing and neither a forfeiture nor a reversion shall result from such a violation and they do not interfere with the use and enjoyment of the property or affect its value as a single family residence, and public easements, if any, as long as said easements do not underlie the improvements to the property and so long as the same are not violated at the time of closing and neither a forfeiture nor a reversion shall result from such a violation and they do not interfere with the use and enjoyment of the property or affect its value as a single family residence.

Permanent Index Number: 10-11-206-014-0000
Address (es) of Real Estate: 2725 Lincoln Street, Evanston, Illinois 60201

DATED January 28, 2015

Thomas C. Russo

Sabine R. Russo

Return to:
PROPER TITLE, LLC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062
10/1PT14_03316

This instrument prepared by: *Central Law Group*
2822 Central Street, Evanston, IL 60201

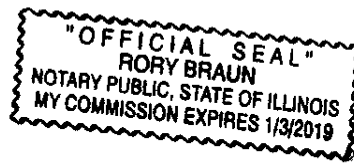
UNOFFICIAL COPY

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 Thomas C. Russo and Sabine R. Russo, ^{husband and wife} personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 4/28/15


NOTARY PUBLIC



Property of Cook County Clerk's Office

CITY OF EVANSTON 025677

Real Estate Transfer Tax
City Clerk's Office

PAID FEB 05 2015

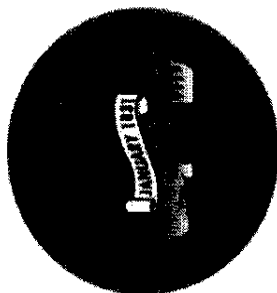
AMOUNT \$ 1550.00

Agent LB

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

02-Feb-2015



COUNTY:

455.00

ILLINOIS:

910.00

TOTAL:

1,365.00

10-11-206-014-0000

20150101660704

1-888-079-488

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Legal Description

of premises commonly known as 2725 Lincoln Street, Evanston, Illinois 60201

Property Index Number: 10-11-206-014-0000

THE EAST 70 FEET OF LOT 12 IN LINCOLNWOOD SUBDIVISION OF ALL OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF COLFAX STREET AND EAST OF THE CENTER LINE OF EWING AVENUE IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

~~MAIL TO:~~

Howard A. Balikov, Ltd.
(Name)
Two Northfield Plaza, Ste. 360
(Address)
Northfield, IL 60093
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Theronline, LLC
(Name)
2405 Lincoln St.
(Address)
Evanston, IL 60201
(City, State and Zip)