

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1513315031 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2015 11:09 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor,

DIANE A. TESTA,
a married woman,

of the City of Evanston
in the County of Cook
and State of Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to:

DAVID O'DEA, whose address is 2767 Girard, Evanston, Illinois 60201, the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.

05-33-427-030-1024

Permanent Real Estate Index Number: 04-33-437-030-1024

Common Address: 2951 Central Street, Unit 312, Evanston Illinois 60201

situated in Cook County, Illinois, hereby releasing and waiving unto Grantees all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE.

Dated on this 27th day of March, 2015.

Diane A. Testa

DIANE A. TESTA

CITY OF EVANSTON 028799

Real Estate Transfer Tax
City Clerk's Office

Paid MAR 25 2015
AMOUNT \$ 1,400.00

Agent *[Signature]*

S 1
P 3
S N
M N
SC Y
E Y
INT gr

REAL ESTATE TRANSFER TAX	11-May-2015
COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00



UNOFFICIAL COPY

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 DIANE A. TESTA is 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 27th day of March, 2015.



Karen Grad

Notary Public

Future Taxes to:

David O' Dea
2951 Central St., Unit 312
Evanston, Illinois 60201

Return this document to:

Seth A. Kaplan, Esq.
Rudolph Kaplan
20 N. Clark Street, Suite 2500
Chicago, Illinois 60602

This Instrument was Prepared by: Karen A. Grad, P.C.
Whose Address is: 790 W. Frontage Road, Suite 705, Northfield, IL 60093

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 312 IN THE CENTRAL PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 63 TO 70, INCLUSIVE, IN WESTERLAWN, A SUBDIVISION OF LOTS 9, 10, 11 AND 12 IN THE COUNTY CLERK'S DIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1915 AS DOCUMENT 577206 5 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00385437; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P18, AND STORAGE SPACE 17, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME.

Permanent Index Number(s): 05-33-427-030-1024

For informational purposes only, the subject parcel is commonly known as:

2951 Central Street Unit 312, Evanston, IL 60201

TITLE RESOURCES GUARANTY COMPANY

Burnet Title | 1301 W. 22nd St., Suite 510 | Oak Brook, IL 60523