

# UNOFFICIAL COPY

Doc#: 1530756010 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2015 09:08 AM Pg: 1 of 3

Dec ID 20151001640211  
ST/CO Stamp 0-791-021-632 ST Tax \$230.00 CO Tax \$115.00

STC 01146-38333

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, STEVE MCCLELLAN, an unmarried person, CONVEY(S) and WARRANT(S) to MARY ~~DIBIASO~~ an unmarried person, as fee simple, for and in consideration of Ten and 00/100 Dollars, (and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Dibiasio

SEE LEGAL DESCRIPTION ATTACHED

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 11-18-309-034-1006

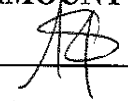
Address (es) of Real Estate: 1572 Maple Avenue, Unit 305, Evanston, Illinois 60201

This 27 day of October, 20 15

  
\_\_\_\_\_  
STEVE MCCLELLAN

CITY OF EVANSTON 029683  
Real Estate Transfer Tax  
City Clerk's Office

PAID OCT 27 2015  
AMOUNT \$ 1,150.00

Agent 

### REAL ESTATE TRANSFER TAX 02-Nov-2015



COUNTY: 115.00  
ILLINOIS: 230.00  
TOTAL: 345.00

11-18-309-034-1006 | 20151001640211 | 0-791-021-632

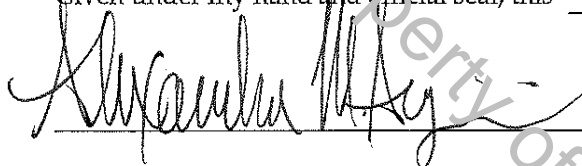
STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE, IL 60563

## 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 STEVE MCCLELLAN, an unmarried person, is personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of OCTOBER, 20 15

 (Notary Public)

**Prepared by:**

Kimberly Freeland, Attorney at Law, 618 West Fulton, Chicago, IL 60661

**Mail To:**

MICHAEL A. PEREZ  
 1047 NORTH CALIFORNIA  
 CHICAGO, ILLINOIS 60622

**Name and Address of Taxpayer:**

Mary Dibiaso  
 1572 Maple Avenue, Unit 305  
 Evanston, Illinois 60201

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## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description

Parcel 1:

Unit Number 305 in the 1572 Maple Avenue Condominium, as delineated on a survey of the following described tract of land: Part of the South 80 feet of Lots 1 and 2 in Block 62 in Evanston in the Southwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0427544087; 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 P-1 and Storage Space S-1, a limited common element as delineated and defined in the Declaration of Condominium aforesaid.

Parcel 3:

Non-exclusive, perpetual easement for the benefit of Parcel 1 as created by the easement agreement between Amy Davis and Oxford Bank & Trust, Trust No. 974, recorded September 17, 2003 as Document No. 0326006192, for ingress and egress over, upon and across the "Access Easement" for the purpose of providing pedestrian access for the grantee parties to and from the exit doors defined therein from and to Maple Avenue. The "Access Easement" being the surface and the air space above the surface of the South 5 feet of the North 135 feet of Lot 1 in Block 62 in Evanston in the Southwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Non-exclusive, perpetual, easement for the benefit of Parcel 1 as created by the easement and restrictive covenant agreement between Midwest Bank & Trust Company, Trust No. 01-1-7336, and Oxford Bank & Trust, Trust No. 974, recorded September 17, 2003 as Document No. 0326006193, for ingress and egress over, upon and across the "Access Easement" for the purpose of providing pedestrian access for the grantee parties to and from the exit doors defined therein from and to Maple Avenue. The "Access Easement" being the surface and the air space above the surface of the South 5 feet of the North 135 feet of Lot 2 in Block 62 in Evanston in the Southwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.