

CT

2 of 3 ADZ, GK
15AW83521644H

WARRANTY DEED

(Individual to Individual)
(ILLINOIS)
PAGE 1:



Doc#: 1531742071 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2015 11:45 AM Pg: 1 of 2

THE GRANTOR, John J. Geis,
an unmarried man, of the Village of
Wilmette; County of Cook, State of
Illinois, for and in consideration of -
TEN - DOLLARS, (\$10.00) in hand
paid, CONVEYS and WARRANTS to
Jennifer Anderson of 2140 Lake
Street, Wilmette, Illinois 60091,
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* N. (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, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Townhome and all amendments; public and utility easements including any easements established by or implied from the Declaration of Townhome or amendments thereto; party wall rights and agreements; installments due after the date of Closing of general assessments established pursuant to the Declaration of Townhome.

Permanent Index Number: 05-32-109-014-0000
Address (es) of Real Estate 638 Hibbard Road, Wilmette, Illinois 60091

DATED: October 26, 2015

John J. Geis

REAL ESTATE TRANSFER TAX		04-Nov-2015	
	COUNTY:	150.00	
	ILLINOIS:	300.00	
	TOTAL:	450.00	
05-32-109-014-0000 20151001638620 1-172-457-536			

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 John J. Geis, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal, this Date 10/26/15

NOTARY PUBLIC

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124



BOOK 333-CT

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UNOFFICIAL COPY

Legal Description

of premises commonly known as 638 Hibbard Road, Wilmette, Illinois 60091Property Index Number: 05-32-109-014-0000

PARCEL 1: ALL THAT PART OF LOT 1 LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE, 41.96 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT AS MEASURED ALONG SAID WEST LINE TO A POINT IN THE EASTERLY LINE, 63.83 FEET NORTHERLY, AS MEASURED ALONG SAID LINE FROM THE SOUTHEAST CORNER THEREOF, (EXCEPT THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED TRACT TO WIT: THAT PART OF LOTS 1, 2 AND 3 DESCRIBED AS FOLLOWS:

THE EAST LINE OF SAID LOTS HAVING A BEARING OF NORTH 26 DEGREES 18 MINUTES 10 SECONDS WEST FOR THE PURPOSE OF THIS DESCRIPTION BEGINNING AT THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 26 DEGREES 18 MINUTES 10 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOTS 229.62 FEET; THENCE SOUTH 79 DEGREES 52 MINUTES 55 SECONDS WEST 70.07 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 20.0 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST, 22.0 FEET TO THE WEST LINE OF LOTS 1, 2 AND 3 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, 17.0 FEET TO SOUTH LINE OF THE NORTH 16.0 FEET OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF THE NORTH 16.0 FEET OF LOT 2 AFORESAID 88.00 FEET; THENCE SOUTH 56 DEGREES 13 MINUTES 02 SECONDS EAST, 19.63 FEET; THENCE SOUTH 26 DEGREES 18 MINUTES 10 SECONDS EAST 40.0 FEET; THENCE SOUTH 28 DEGREES 46 MINUTES 01 SECONDS WEST 28.98 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 4.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 AFORESAID; 45.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 5.00 FEET TO A LINE 45.0 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF LOT 3 AFORESAID; THENCE SOUTH 26 DEGREES 18 MINUTES 10 SECONDS EAST ALONG SAID PARALLEL LINE 88.52 FEET TO THE SOUTH LINE OF LOT 3 AFORESAID; THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE 50.42 FEET

MORE OR LESS TO THE POINT OF BEGINNING), IN TOWN GARDENS, BEING A RESUBDIVISION OF BLOCK 4 AND LOTS 1, 2 AND 4 (EXCEPT THE SOUTH 10 FEET OF SAID LOT 2 AND EXCEPT THE SOUTH 35 FEET OF SAID LOT 4) IN BLOCK 5 AND PART OF VACATED NORTH AND SOUTH PUBLIC ALLEY IN SAID BLOCK 5, TOGETHER WITH THE VACATED PORTION OF HIGHLAND AVENUE LYING BETWEEN SAID BLOCKS 4 AND 5, ALL IN UNITED REALTY COMPANY'S FIRST ADDITION TO SKOKIE BOULEVARD ADDITION TO WILMETTE, BEING A SUBDIVISION OF THE NORTH 13 1/2 ACRES OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY AMALGAMATED TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 11, 1978 AND KNOWN AS TRUST NUMBER 3443 DATED AUGUST 14, 1979 AND RECORDED AUGUST 14, 1979 AS DOCUMENT 25099440 AND AS CREATED BY DEED FROM AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 11, 1978 KNOWN AS TRUST NUMBER 3442 TO ROSE M. BLACK RECORDED JULY 25, 1980 AS DOCUMENT 25526837 IN COOK COUNTY, ILLINOIS

MAIL TO:

Gene Eich

(Name)

6032 Lincoln Avenue

(Address)

Morton Grove, IL 60053

(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Jennifer Anderson

(Name)

638 Hibbard Road

(Address)

Wilmette, IL 60091

(City, State and Zip)

Village of Wilmette \$400.00
Real Estate Transfer Tax

Village of Wilmette \$500.00
Real Estate Transfer Tax

400 - 3180

Issue Date OCT 28 2015

500 - 10655

Issue Date OCT 28 2015