



Doc#: 1603433000 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/03/2016 11:23 AM Pg: 1 of 2

WARRANTY DEED
ILLINOIS STATUTORY

REAL ESTATE TRANSFER TAX 03-Feb-2016
COUNTY: 164.50
ILLINOIS: 329.00
TOTAL: 493.50
10-25-208-029-0000 | 20160101657953 | 0-770-118-208

THE GRANTORS, **SIDNEY B. ROSENBAUM** and **ELLEN ROSENBAUM, Husband and Wife**, of 7000 N. McCormick Blvd., Unit 528, Lincolnwood, Illinois 60712, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, CONVEY and WARRANT to GRANTEEES, **ASHUR NISSAN and KATHERINE O. NISSAN, Husband and Wife**, of 2543 Lawndale Ave., Evanston, Illinois 60201, not as Joint Tenants or Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 5 AND 6 IN DODGE AVENUE MULFORD STREET "L" STATION SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-25-208-028-0000 and 10-25-208-029-0000

Address of Premises: 308 & 310 Dewey Avenue, Evanston, Illinois 60202

SUBJECT TO THE FOLLOWING, IF ANY: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, including condominium or homeowner's declaration; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CITY OF EVANSTON 029929
Real Estate Transfer Tax
City Clerk's Office

PAID

Jan 26, 2016 AMOUNT \$ 1,164.50⁰⁰

Agent

FIRST AMERICAN TITLE
FILE # 2693431

1063

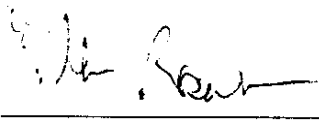
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IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal as of this 7th day of January, 2016.



SIDNEY B. ROSENBAUM



ELLEN ROSENBAUM

STATE OF ILLINOIS


ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that SIDNEY B. ROSENBAUM and ELLEN ROSENBAUM, personally known to me to be the 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.

Given under my hand and official seal this 7th day of January, 2016.





(Notary Public)

Prepared by:

Christopher A. Cali, Esq.
Latimer LeVay Fyock LLC
55 West Monroe Street
Suite 1100
Chicago, Illinois 60603

After Recording Mail To:

Harry Lipner
Attorney at Law
1103 Arbor Lane
Glenview, Illinois 60025

Name and Address of Taxpayer:

Ashur & Katherine Nissan
2643 Lawndale Ave.
Evanston, Illinois 60201