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12f2 402.9k
15NW7118310 CNB



1604233015D

Doc#: 1604233015 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/11/2016 09:27 AM Pg: 1 of 3

After recording mail to:

Nancy A. Sumner PC
105 W Adams #3550
Chicago, IL 60603

Send subsequent tax bills to:

Kenneth Paquette
1101 Dodge Ave #207
Evanston, IL 60202

WARRANTY DEED

THE GRANTOR, **1101 Dodge LLC**, an Illinois Limited Liability Company, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Kenneth A. Paquette and Margaret Oswald, as joint tenants**, of Evanston, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: [SEE REVERSE FOR LEGAL DESCRIPTION]

SUBJECT TO: General taxes for 2015 and subsequent years, covenants, conditions and restrictions of record, applicable zoning laws, ordinances and other governmental regulations, One Year Limited Warranty waiving the Implied Warranty of Habitability between Developer and the First Grantee. See additional restrictions attached as Exhibit A.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provision of said declaration were recited and stipulated at length herein.

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 not as tenants in common but as **JOINT TENANTS** said premises forever.

Permanent Real Estate Index Number: **10-24-208-032-0000**

Address of Real Estate: **1101 Dodge Ave., Unit 207, G-2, Evanston, IL 60202**

DATED this 17th day of November 2015.

Jeffrey Scales (SEAL)

1101 Dodge LLC, by Jeffrey Scales,
Its sole member/manager


S Y
P 13
S N
SC Y
INT D

BOX 333-CP

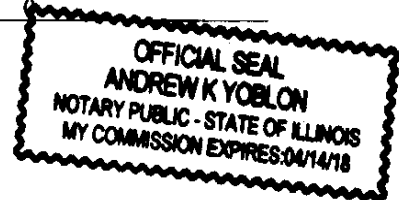
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State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jeffrey Scales, Sole Member/manager of 1101 Dodge LLC**, personally known to me to be the same person whose name is subscribed to the foregoing 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.

Given under my hand and official seal, this 17th day of November, 2015.


Notary Public

Commission expires: 4/17/18

**LEGAL DESCRIPTION****OF THE PROPERTY COMMONLY KNOWN AS:**

1101 Dodge Ave., Unit 207, G-2, Evanston, IL 60202

PARCEL 1: UNITS NUMBER 207 AND G-2 IN THE RAQUET CLUB CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7 AND 8 IN BLOCK 9 IN CHASE AND PITNER'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 71 1/2 FEET) IN SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 19, 2015 AS DOCUMENT NUMBER 1529229063; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 7-7, A LIMITED COMMON ELEMENT, AS DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM AND THE PLAT OF SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 1529229063, IN COOK COUNTY, ILLINOIS.

CITY OF EVANSTON 029753

*Real Estate Transfer Tax
City Clerk's Office*

P A I D NOV 17 2015

AMOUNT \$ 2,050⁰⁰

Agent 

This instrument prepared by:

Andrew K. Yoblon, Esq.
3000 Dundee Road, Suite 415
Northbrook, IL 60062

REAL ESTATE TRANSFER TAX

24-Nov-2015



COUNTY:	205.00
ILLINOIS:	410.00
TOTAL:	615.00

10-24-208-032-0000 | 20151101643244 | 1-511-061-568

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Exhibit A – Deed Restrictions for 1101 Dodge Ave., Unit 208 , G-3, Evanston. IL

- (i) current non-delinquent real estate taxes and taxes for subsequent years;
- (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (iii) the Act and the Ordinance, including all amendments thereto;
- (iv) the Declaration, including all amendments and exhibits attached thereto;
- (v) public, private and utility easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto;
- (vi) covenants, conditions, agreements, building lines and restrictions of record;
- (vii) applicable building and zoning laws, statutes, ordinances and restrictions;
- (viii) roads and highways, if any;
- (ix) leases and licenses affecting Common Elements;
- (x) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the deed;
- (xi) matters over which the title company is willing to insure;
- (xii) acts done or suffered by the Purchaser or anyone claiming by or through the Purchaser;
- (xiii) Purchaser's mortgage.
- (xiv) Subject to one year Limited Warranty waiving the Implied Warranty of Habitability between Seller and the First Grantee.
- (xv) applicable City of Evanston zoning, condominium and building laws or ordinances.
- (xvi) Subject to Sellers Right of First Purchase.