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EXECUTOR'S DEED
ILLINOIS STATUTORY



Doc#: 1604739086 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/16/2016 02:30 PM Pg: 1 of 2

16-0046 lot 2
Samantha Schwartz,
Independent Executor of the Estate
of James Leroy Schwartz, deceased,
("Executor"), as Grantor, and
Christopher Carder and Katrina L.
Carder, husband and wife, as Grantees,

WHEREAS, James Leroy Schwartz ("Decedent") resided in the City of Evanston, County of Cook, State of Illinois, and died on March 31, 2015, leaving a will, appointing Samantha Schwartz as Executor and that thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois as Case No. 2015 P003811, to probate the estate of said Decedent and on July 1, 2015, Grantor was duly appointed and qualified as the Independent Executor of said estate, and letters issued out of said court to Grantor, and said letters are now in full force and effect, and

NOW THEREFORE, in consideration of the sum of TEN & 00/100 DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, the Executor of the said estate does hereby grant, sell and convey to Katrina L. Carder and Christopher Carder, wife and husband, 228 St. Andrews, Deerfield, Illinois 60015, not as tenants in common but as JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 901, IN LAKEVIEW TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT "A" IN THE CONSOLIDATION PLAT OF THE EAST 150.0 FEET OF LOT 1 AND THE NORTHERLY 22.0 FEET OF THE EASTERLY 150.0 FEET OF LOT 18 IN BLOCK 15 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 40.0 FEET SOUTH OF AND ADJOINING THE NORTH 22.0 FEET OF LOT 18 IN BLOCK 15 IN THE VILLAGE OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 24, 1978 AS DOCUMENT 24598160, IN THE OFFICE OF THE RECORDER OF DEEDS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25506674, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, AND BUILDING LINES AND PUBLIC EASEMENTS, IF ANY, SO LONG AS THEY DO

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NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE AS A RESIDENCE; GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; THE DECLARATION OF CONDOMINIUM OWNERSHIP; AND THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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, not as tenants in common but as JOINT TENANTS, forever.

Address of Real Estate: 1738 Chicago Avenue, Unit 901, Evanston, Illinois 60201

Property Index Number: 11-18-208-021-1040

Dated this 25th day of January, 2016.

Samantha Schwartz, Executor
Samantha Schwartz, Executor

CITY OF EVANSTON 029954

Real Estate Transfer Tax
City Clerk's Office

PAID

Feb. 8, 2016 AMOUNT \$ 1,575.00

State of Illinois, County of Cook, ss.

Agent AB

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Samantha Schwartz, 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of homestead rights.

Given under my hand and official seal, this 25 day of Jan, 2016.



Katherine D. Hart
NOTARY PUBLIC

This instrument was prepared by: Katherine D. Hart

9349 Forestview Road
Evanston, Illinois 60203

Mail to:

Christopher/Katrina Carder
228^E St. Andrews
Deerfield, IL 60015

Send subsequent tax bills to:

Christopher Carder and Katrina Carder
228^E St. Andrews
Deerfield, Illinois 60015

REAL ESTATE TRANSFER TAX

10-Feb-2016



COUNTY: 157.50
ILLINOIS: 315.00
TOTAL: 472.50