

# UNOFFICIAL COPY

Doc#: 1617422061 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/22/2016 10:01 AM Pg: 1 of 3

Dec ID 20160601612538

ST/CO Stamp 1-217-148-224 ST Tax \$289.00 CO Tax \$144.50

After recording mail to:

Lawrence G. Magill  
2751 Hurd Ave.  
Evanston, IL 60201

Send subsequent tax bills to:

James Begelman  
1101 Dodge Ave. #203  
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 **James L. Begelman and Ruth Ann Begelman**, 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, second installment 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 or as Joint Tenants but as **Tenants By The Entirety** said premises forever.

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

Address of Real Estate: **1101 Dodge Ave., Unit 203, Evanston, IL 60202**

DATED this 7<sup>th</sup> day of June 2016.

Jeffrey Scales (SEAL)  
**1101 Dodge LLC, by Jeffrey Scales,**  
**Its sole member/manager**

**CITY OF EVANSTON 030364**

**Real Estate Transfer Tax**  
**Clerk's Office**

**PAID**

6/7/2016

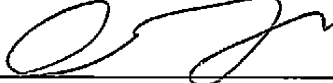
AMOUNT \$ 1,445.00

Agent [Signature]

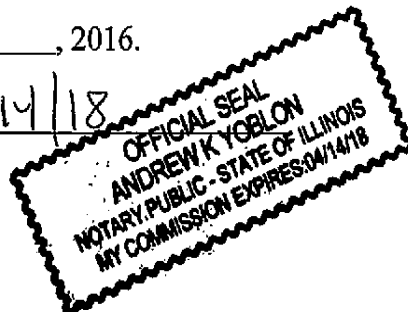
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State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jeffrey Scales, Sole Member/manager of 1101 Dodge LLC**, personally known to me to be the same person 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 7<sup>th</sup> day of June, 2016.

  
\_\_\_\_\_  
Notary Public

Commission expires: 4/14/18



## LEGAL DESCRIPTION

### OF THE PROPERTY COMMONLY KNOWN AS:

1101 Dodge Ave., Unit 203, Evanston, IL 60202

#### PARCEL 1:

UNIT 203 IN 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 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 AND AMENDED AS 1601315024 AND 1601916041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES P-13 AND P-20, LIMITED COMMON ELEMENTS AS DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM AND THE PLAT OF SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 1529229063 IN COOK COUNTY, ILLINOIS.

### *This instrument prepared by:*

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

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**Exhibit A – Deed Restrictions for 1101 Dodge Ave., Unit 203, 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.