

# UNOFFICIAL COPY



WARRANTY DEED  
ILLINOIS STATUTORY  
Joint Tenancy

Doc#: 1625255271 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2016 02:33 PM Pg: 1 of 4

THE GRANTORS, David M. Dutro and Anne C. Dutro, husband and wife, of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Jonathan Harris, unmarried, and Marlene Igel, unmarried, 97 Williamsburg Lane, Evanston IL 60203, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, not as tenants in common but as JOINT TENANTS, to wit:

PARCEL 1: THAT PART OF THE FOLLOWING PARCELS OF LAND, ALL OF LOT 6 AND LOT 7 (EXCEPT THE WEST 14 FEET) IN COSGROVE'S SUBDIVISION OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 58 IN EVANSTON, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE SOUTH 10.0 FEET OF LOT 12 IN A. J. BROWN'S SUBDIVISION OF LOTS 11, 12 AND 13 IN BLOCK 58 IN EVANSTON, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 0° 29' 04" WEST (ASSUMED) ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 78.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 29' 04" WEST ALONG WEST LINE OF SAID TRACT A DISTANCE OF 29.93 FEET; THENCE NORTH 89° 34' 05" EAST ALONG THE APPROXIMATE CENTERLINE OF A PARTY WALL, A DISTANCE OF 57.00 FEET; THENCE SOUTH 0° 29' 04" EAST A DISTANCE OF 22.74 FEET; THENCE SOUTH 89° 30' 56" WEST A DISTANCE OF 2.99 FEET, THENCE ALONG A CURVED LINE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5.50 FEET, AN ARC LENGTH OF 8.68 FEET, AND A CHORD BEARING OF SOUTH 44° 41' 15" WEST; THENCE SOUTH 89° 55' 19" WEST A DISTANCE OF 49.73 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND OTHER USE FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 18, 2010 AS DOCUMENT 1023029059 OVER AND UPON THAT PART OF LOT 6 AND LOT 7 IN COSGROVE'S SUBDIVISION AND LOT 12 IN A.J. BROWN'S SUBDIVISION, AFORESAID, DESCRIBED AS "PARCEL H" IN SAID DECLARATION ALSO KNOWN AS "PARCELS H1 AND H2" AS SET FORTH IN THE SPECIAL

Return to:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

1012 PTL-32485

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AMENDMENT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 1113631032.

SUBJECT ONLY 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 USE AND ENJOYMENT OF THE REAL ESTATE; AND THE TOWNHOME DECLARATION.

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.

Permanent Real Estate Index Number: 10-13-417-030-0000

Address of Real Estate: 1461 Ashland Ave., Evanston, Illinois 60201

Dated this 22<sup>nd</sup> day of August, 2016

Anne C. Dutro (SEAL)  
Anne C. Dutro

David M. Dutro (SEAL)  
David M. Dutro

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 Anne C. Dutro and David M. Dutro, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their 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 official seal, this 22 day of August, 2016.



Katherine D. Hart  
NOTARY PUBLIC

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This instrument was prepared by:

Katherine D. Hart  
9349 Forestview Road  
Evanston, Illinois 60203

Send subsequent tax bills to:

Jonathan Harris and Marlene Igel  
1461 Ashland Avenue  
Evanston, IL 60201

~~After recording, mail to:~~

Kathleen W. Deedy  
208 Wisner  
Park Ridge IL 60068

CITY OF EVANSTON 030789

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

03/20/2010 AMOUNT \$ 4000.00

Agent LB

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

30-Aug-2016

**REAL ESTATE TRANSFER TAX**



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

400.00  
800.00  
1,200.00

10-13-417-030-0000

20160801645971

0-405-416-768

32485

Property of Cook County Clerk's Office