

# UNOFFICIAL COPY



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Doc# 1631415095 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 01:22 PM PG: 1 OF 4

## WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)

BT16-02157  
2016(F)

Above Space for Recorder's Use Only

THE GRANTOR, **CARTUS FINANCIAL CORPORATION**,  
a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact  
business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable  
consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and  
WARRANTS to Lisa Ngan, unmarried a single person

1812 Colfax

Evanston, IL 60201

(Names and Address of Grantees)

~~not as Joint Tenants, nor as 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:

### LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises ~~not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY~~ forever.

SUBJECT TO: General taxes for 2016 and subsequent years, and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 05-33-418-032-0000

Address(es) of Real Estate: 2708 Central Park Avenue, Evanston, IL 60201

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name  
to be signed to these presents by its \_\_\_\_\_, Authorized Agent, and attested by its  
2016, Authorized Agent, this 14<sup>th</sup> day of July

CARTUS FINANCIAL CORPORATION

(IMPRESS CORPORATE SEAL HERE)

By:

*[Signature]*

Attest:

*[Signature]*

CITY OF EVANSTON 030922

Real Estate Transfer Tax  
City Clerk's Office

**PAID**

10-5-2016 AMOUNT \$ 2,100.00

Agent *[Signature]*

### REAL ESTATE TRANSFER TAX

09-Nov-2016



COUNTY: 210.00  
ILLINOIS: 420.00  
TOTAL: 630.00

05-33-418-032-0000 | 20160901662529 | 0-942-375-104

S ✓  
P ✓  
S ✓  
M ✓  
SC ✓  
E ✓  
INT ✓

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**Warranty Deed**  
CORPORATION TO INDIVIDUAL

TO

Property of Court Clerk's Office

State of New Jersey, County of Burlington ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Katrina Baradji personally known to me to be the Assistant Vice President Authorized Agent of CARTUS CORPORATION and Ted Obendorfer personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

IMPRESS NOTARY SEAL HERE

Given under my hand and official seal, this 14 day of July 2016

Commission expires \_\_\_\_\_  

 Alfred W. Deterding III  
 Commission #2418505  
 Notary Public, State of New Jersey  
 My Commission Expires:  
 March 16, 2017  
 \_\_\_\_\_  
 NOTARY PUBLIC

This instrument was prepared by: Michael J. Murphy, Attorney at Law, 1011 Route 22, Ste. 1E, Fox River Grove, IL 60021, IL 60173

MAIL TO:  
Katherine Hart  
 (Name)  
9349 Forestview Rd.  
 (Address)  
Evanston, IL 60203  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Lisa Ngan  
 (Name)  
2708 Central Park Ave.  
 (Address)  
Evanston, IL 60201  
 (City, State and Zip)

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 62 IN "THE TERRACE" MCKEY AND POAGUES ADDITION TO EVANSTON, BEING A SUBDIVISION OF ADAM HOTH HOMESTEAD (EXCEPT THE SOUTH 47 FEET THEREOF) IN THE EAST 1/2 SOUTH OF GROSS POINT ROAD OF FRACTIONAL SECTION 33 AND THE EAST 200 FEET OF LOT 3 IN WITTBOLD'S SUBDIVISION OF THE SOUTH 46 FEET OF LOTS 5 AND 8, PART OF LOT 7 EAST OF THE WEST 247.50 FEET OF COUNTY CLERK'S DIVISION OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 05-33-418-032-0000

COMMONLY KNOWN AS: 2708 Central Park Avenue, Evanston, IL 60201

SUBJECT TO ALL PERMITTED EXCEPTIONS, AS APPLICABLE, STIPULATED IN THE RELEVANT PROVISIONS OF THE CONTRACT.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF New Jersey )  
COUNTY OF Burlington )

CARTUS Financial Corp

~~Brian Hesselberg and Jessica Hesselberg~~, being duly sworn on oath, states that he/she resides at {Address}, Section 1 of Chapter 109 of the Illinois Revised Status for one of the following reasons:

- 1. Said Act is not applicable, as the grantors' own no property adjoining the premises described in said deed. (Existing parcel).

OR

The conveyance falls in one of the following exemptions permitted by the Amended Act, which became effective July 17, 1959.

- 2. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
- 3. The division of lots or blocks of less than one (1) acre in any recorded subdivision, which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct description in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he/she makes this Affidavit for the purposes of inducing the Recorder of Deeds of Cook County, IL, to accept the attached Deed for recording.

By: *Antonia Anadji*  
Its: Assistant Vice President

SUBSCRIBED and Sworn before me

This 14 day of July, 2016.

*Alfred W. Deterding III*  
Notary Public.



Alfred W. Deterding III  
Commission #2418505  
Notary Public, State of New Jersey  
My Commission Expires:  
March 16, 2017