

WARRANTY DEED
(Individual to Individual)

CT

(ILLINOIS)
PAGE 1:

16PNW388106 &c 2/13

Doc#: 1702606086 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2017 10:16 AM Pg: 1 of 2

Dec ID 20170101603528
ST/CO Stamp 1-937-071-296 ST Tax \$340.00 CO Tax \$170.00

THE GRANTOR, Rhea J. Keenan,
an unmarried woman, of the City of
Evanston, County of Cook, State of
Illinois, for and in consideration of
- TEN - DOLLARS, (\$10.00) in hand
paid, CONVEYS and WARRANTS to
Hugh Griffin Leahy and
Lindsay Wick Leahy, husband and wife,

of the State of Illinois, not as tenants in common, and not as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)


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, and not as joint tenants, but as tenants by the entirety, forever.

Subject 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 uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 11-19-220-027-1022
Address (es) of Real Estate 510 Lee Street, Unit 2, Evanston, Illinois 60202

DATED: January 11, 2017


Rhea J. Keenan

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 Rhea J. Keenan, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 seal, this Date 1/11/17


NOTARY PUBLIC

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124



UNOFFICIAL COPY**Legal Description**of premises commonly known as 510 Lee Street, Unit 2, Evanston, Illinois 60202Property Index Number: 11-19-220-027-1022**PARCEL 1:**

UNIT NUMBER 212 IN 1800 RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND THE NORTH 49.00 FEET OF THE WEST 202.00 FEET OF LOT 2 IN EVANSTON RIDGE-VINEYARD SUBDIVISION, A RESUBDIVISION OF LOT 1 IN PLAT OF CONSOLIDATION OF LOTS 13 AND 14 IN MONTJOIE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, LOT 24 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LOT 6 AND LOT 7 (EXCEPT THE WEST 25 FEET OF THE SOUTH 1/2 OF LOT 7) IN CIRCUIT COURT PARTITION OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION AFORESAID, AND ALSO VACATED LYONS STREET LYING SOUTH OF COUNTY CLERK'S DIVISION AFORESAID, ALL EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621434045, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-23 AND P-36 AND STORAGE SPACE S-212, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 0621434045 AS AMENDED FROM TIME TO TIME.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH AND SUBJECT TO DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR EVANSTON RIDGE-VINEYARD SUBDIVISION RECORDED MAY 8, 1997 AS DOCUMENT 97325013, AS AMENDED FROM TIME TO TIME.

CITY OF EVANSTON 031211*Real Estate Transfer Tax**City Clerk's Office***PAID**

Jan. 20, 2017 AMOUNT \$ 1,700⁰⁰
 Agent 

MAIL TO:

MARI-KATHLEEN S. ZARAZA
 (Name)
500 DAVIS ST., STE. 512
 (Address)
EVANSTON IL 60201
 (Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Hugh Griffin Leahy and Lindsay Wich Leahy
 (Name)
1800 Ridge Ave., #212
 (Address)
Evanston, IL 60201
 (City, State and Zip)