

UNOFFICIAL COPY

Doc#: 1713117085 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/11/2017 01:42 PM Pg: 1 of 3

Dec ID 20170401646615
ST/CO Stamp 1-363-321-280 ST Tax \$320.00 CO Tax \$160.00

PPST0909181813

WARRANTY DEED

THE GRANTOR, ELIZABETH HART, a single woman, for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

DAVID J FORD, a man

of 3033 Central Avenue, Wilmette, IL 60091

the following described Real Estate situated in the County of COOK in the State of ILLINOIS to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PERMANENT INDEX NUMBER: 05-35-115-051-0000 & 05-35-115-076-0000
PROPERTY ADDRESS: 310 LAUREL AVENUE, WILMETTE, IL 60091

SUBJECT ONLY TO THE FOLLOWING, IF ANY:

Covenants, Conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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DATED THIS 5 DAY OF May 2017


ELIZABETH HART

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

ELIZABETH HART

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 acknowledged 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 5 day of May, 2017

Commission expires 11-27-2018

By: Valerie E Trabaris
NOTARY PUBLIC



Mail To:
Robert J. DiSilvestro
5231 N. Harlem
Chicago, IL 60656

Send Subsequent Tax Bills To:
David J. Ford
310 Laurel Ave
Wilmette, IL 60091

This instrument was prepared by:
Valerie E. Trabaris
Attorney at Law
561 Drexel Avenue
Glencoe, IL 60022
(847) 770-0261

Village of Wilmette **\$400.00**
Real Estate Transfer Tax
400 - 3440 **MAY 05 2017**
Issue Date

Village of Wilmette **\$500.00**
Real Estate Transfer Tax
500 - 10982 **MAY 05 2017**
Issue Date

Village of Wilmette **\$60.00**
Real Estate Transfer Tax **MAY 05 2017**
Sixty - 951 Issue Date

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LEGAL DESCRIPTION 310 LAUREL AVENUE, WILMETTE, IL 60091

Parcel 1: That part of Lot 1 of the Linden-Wilmette Subdivision, being a Subdivision of Lots 1 Thru 5, both inclusive and also Lots 22 thru 26, both inclusive, in Block 19 in the Lake Shore Addition to Wilmette being a Subdivision of the Southeasterly 160.0 acres of the North Section of the Wilmette Reservation in Township 42 North, Range 13, East of the Third Principal Meridian and also of the 20.00 foot vacated public alley lying South of and adjoining said Lots 1 Thru 5, both inclusive, and North of and adjoining Lots 22 thru 26, both inclusive, in said Block in Lake Shore Addition to Wilmette; and Also of the vacated North 15.0 feet of Laurel Avenue South of and adjoining Lots 22 thru 26, both inclusive in said Block 19, lying East of the East right of way line of the Chicago, North Shore and Milwaukee Railroad, all in Cook County, Illinois, described as follows: commencing at the Southeast Corner of Said Lot 1; thence North 89 degrees, 19 minutes, 30 seconds West on an assumed bearing along the Southerly line of said Lot 1, a distance of 122.85 feet to the centerline of a party wall extended Southerly; thence North 0 degrees, 40 minutes, 55 seconds, East along the centerline of a party wall extended a distance of 19.94 feet for a place of beginning; thence continuing North 0 degrees, 40 minutes, 55 seconds East along the centerline of a party wall extended, a distance of 61.20 feet; thence North 89 degrees, 19 minutes, 04 seconds West, a distance of 19.00 feet to the centerline of a party wall extended northerly; thence South 0 degrees, 40 minutes, 55 seconds West along the centerline of a party wall extended a distance of 61.20 feet; thence South 89 degrees, 19 minutes, 30 seconds East, a distance of 19.00 feet to the place of beginning.

Parcel 2: (Garage 14) that part of Lot 1 of the Linden-Wilmette Subdivision, being a Subdivision of Lots 1 thru 5 both inclusive and also Lots 22 thru 26, both inclusive, in Block 19 in the Lake Shore Addition to Wilmette, being a subdivision of the Southeasterly 160.0 acres of the North Section of the Wilmette Reservation in Township 42 North, Range 13, East of the Third Principal Meridian, and also of the 20.00 foot vacated public alley lying South of and adjoining said Lots thru 5, both inclusive and North of and adjoining Lots 22 thru 26, both inclusive, in said Block in Lake Shore Addition to Wilmette; and also of the vacated North 15.0 feet of Laurel Avenue, South of and adjoining Lots 22 thru 26, both inclusive in said Block 19, lying East of the East right of way line of the Chicago North Shore and Milwaukee Railroad, all in Cook County, Illinois described as follows: commencing at the Northeast Corner of Said Lot 4; thence North 89 degrees, 22 minutes, 30 seconds West on an assumed bearing along the Northerly line of Said Lot 4, a distance of 199.94 feet to the Northwest corner of said Lot 4; thence South 0 degrees 01 minutes 55 seconds East along the Westerly line of a said Lot 4, a distance of 196.09 feet to the center line of a party wall extended westerly; thence South 89 degrees, 59 minutes 01 seconds East along the center line of a party wall extended, a distance of 2.88 feet for a place of beginning; thence continuing South 89 degrees 59 minutes 01 seconds East along the centerline of a party wall extended, a distance of 23.70 feet to the East face of a brick garage wall; thence South 0 Degrees 0 minutes 59 seconds West along the East face of a brick garage wall a distance of 10.00 feet to the center line of a party wall; thence North 89 degrees, 59 minutes, 01 seconds West along the center line of a party wall, a distance of 23.70 feet to the West face of a brick garage wall; thence North 0 Degrees 0 minutes, 59 seconds East along the West face of a brick garage wall, a distance of 10.00 feet to the place of beginning.

Parcel 3: Easements for the benefit of Parcels 1 and 2 as set forth in the Declaration of Covenants, Conditions, and Restrictions for Linden Village dated October 25, 1985 and recorded and filed January 31, 1983 as Document No. 26489738 and LR3292280.