

SL 17009688

**WARRANTY DEED
(Individual to Individual)
(ILLINOIS)
PAGE 1:**

Doc#: 1714249246 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2017 01:41 PM Pg: 1 of 3

Dec ID 20170501656070
ST/CO Stamp 1-606-644-160 ST Tax \$660.00 CO Tax \$330.00

THE GRANTORS, Murray Swanson and Sandra Swanson, husband and wife, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEES

John L. Luft, Jr. and Ellen M. Hayden, husband and wife, of 1230 Forest Avenue, Evanston, Illinois 6020, not as tenants in common, but as joint tenants, 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.

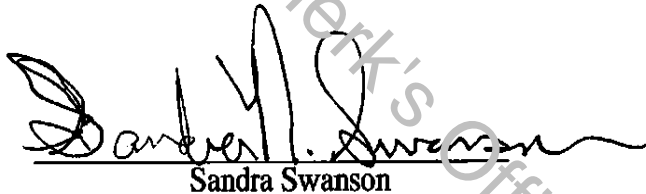
TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants, forever.

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: 11-19-105-040-1021
Address (es) of Real Estate: 1224 Chicago Avenue, #404A, Evanston, Illinois 60202

DATED: May 15, 2017


Murray Swanson


Sandra Swanson

This instrument prepared by: *Central Law Group
2822 Central Street, Evanston, IL 60201*

CITY OF EVANSTON 031591

*Real Estate Transfer Tax
Clerk's Office*

PAID

05/15/2017 AMOUNT \$ 3300.00

Agent HB

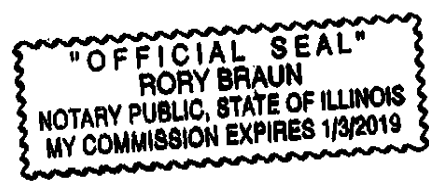
UNOFFICIAL COPY

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 Murray Swanson and Sandra Swanson, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 5/15/17

[Signature]
NOTARY PUBLIC



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-May-2017
COUNTY:		330.00
ILLINOIS:		660.00
TOTAL:		990.00

11-19-105-040-1021 | 20170501656070 | 1-606-644-1000

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1224 Chicago Avenue, #404A, Evanston, Illinois 60202

Property Index Number: 11-19-105-040-1021

PARCEL 1: UNIT NUMBER A404A IN THE 1210-1236 CHICAGO AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN G. M. LIMITED PARTNERSHIP-CONSOLIDATION AND IN F. B. BREWERS SUBDIVISION, EACH IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237861; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF P-61, P-62, P-92 AND S-61 AND S-92, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

PARCEL 3: EASEMENTS IN, UNDER, OVER, UPON, THROUGH AND ABOUT THE "CITY PROPERTY" FOR THE BENEFIT OF PARCELS 1 AND 2 AS DEFINED AND GRANTED IN ARTICLE 2 OF THE REDEVELOPMENT AGREEMENT/AGREEMENT OF RECIPROCAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1210 CHICAGO AVENUE DEVELOPMENT BETWEEN THE CITY OF EVANSTON AND TR CHICAGO AVENUE PARTNERS, L. P. DATED JULY 17, 2000 AND RECORDED AUGUST 3, 2000 AS DOCUMENT NO. 00589859.

MAIL TO:

Rothschild, Barry & Myers,LLP

(Name)

150 S. Wacker Dr., Ste. 3025

(Address)

Chicago, IL 60606

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

John L. Luft, Jr. and Ellen M. Hayden

(Name)

1224 Chicago Ave., #404A

(Address)

Evanston, IL 60202

(City, State and Zip)