

UNOFFICIAL COPY

WARRANTY DEED

Individual to Individual

Illinois Statutory

17ST07044SK 1/2

Mail To:

Carol Riddle
7742 N Sheridan Rd
Unit 1R
Chicago, IL 60626

Name & Address of Taxpayer:

Carol Riddle
7742 N Sheridan Rd
Unit 1R
Chicago, IL 60626

Doc#: 1731215003 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/08/2017 09:18 AM Pg: 1 of 3

Dec ID 20171101648075

ST/CO Stamp 0-450-900-000 ST Tax \$316.00 CO Tax \$158.00

City Stamp 1-793-077-280 City Tax: \$3,318.00

GRANTOR(S), Robert B. Calvert and Valerie Anne Simosko, husband and wife, of Chicago, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Carol Riddle, a married woman, of Chicago, Illinois, to have and to hold the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to the following, if any: covenants, conditions, and restrictions of record and building lines and easements; acts done by or suffered through Buyer; and general real estate taxes not due and payable at the time of closing.

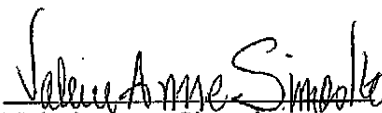
Hereby waiving and releasing any and all homestead rights under Illinois law, if any.

Permanent Index Number(s): 11-29-101-033-1003; 11-29-101-033-1048; and 11-29-101-033-1050

Property Address: 7742 N. Sheridan Road, Unit 1R, Chicago, Illinois 60626

Dated this 20 day of OCTOBER, 2017.


Robert B. Calvert


Valerie Anne Simosko

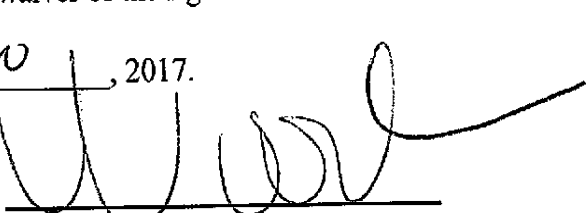
Cook County Clerk's Office

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STATE OF ILLINOIS} ss.
County of Cook}

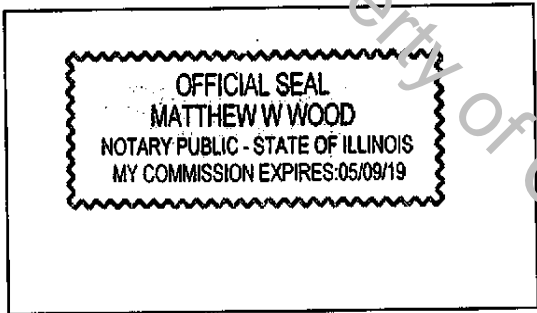
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, certify Robert B. Calvert and Valerie Anne Simosko, personally known to me to be the same persons whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/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 notarial seal on 10/20, 2017.



Notary Public

My commission expires on _____, 20__.



Cook COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Matthew W. Wood, Esq.
Matthew W. Wood, PC
2530 Crawford Ave., Suite 319
Evanston, IL 60201
847-733-9984

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

SCHEDULE A (continued)

5. The land referred to in this Commitment is described as follows:
PCL 1: Units 41, G-3 and G-4 in the Lakeview Pointe Condominium as delineated on a survey of the following described real estate:

Parcel 1:

Lots 1 to 7 inclusive (except that part of Lot 7 described as follows: commencing at the South West corner of said Lot 7; thence East 51.94 Feet; thence North to a point on the North line of said Lot 7, 38.61 Feet East of the North West corner thereof; thence South on the West Line of said Lot to the point of beginning) in Ferguson's Birch Park Addition to Evanston, being a Subdivision of Lots 44 to 46 in Lowenmeyer's Lakeside Terrace Addition to Evanston, also of Lots 1, 2 (except the West 20 Feet of said Lot 2) in Block 1 in Ferguson's Birchwood Addition to Evanston also the vacated part of Sheridan Road described as follows: commencing at the South East corner of Lot 1 in Block 1 in Ferguson's Birchwood Addition to Evanston; thence Northeasterly in a straight line to the South West corner of Lot 44 in Lowenmeyer's Lakeside Terrace Addition to Evanston; thence Northerly along the West Line of said Lot 44 to the North West corner thereof; thence West in a straight line to the North East corner of Lot 2 in Block 1 in Ferguson's Birchwood Addition to Evanston; thence Southeasterly in a straight line to the point of beginning, all in the North West 1/4 of Section 29, Township 41 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2:

That part of Lot 7 in Ferguson Birch Park Addition to Evanston described as follows: commencing at the Southwest corner of said Lot 7; thence East 51.94 Feet; thence Northerly on a straight line to a point on the North Line of said Lot 7, 38.61 Feet East of the Northwest corner of said Lot; thence West to the Northwest corner of said Lot; thence South along the West Line of said Lot to the point of beginning; in the Northwest 1/4 of Section 29, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All that part of the East-West 16 foot vacated alley, lying North of the North Line of Lots 1 to 7, both inclusive, in Ferguson's Birch Park Addition to Evanston, aforesaid, which lies West of the West Line of N. Sheridan Road extended North and East of the West Line of Lot 7, extended North, in Ferguson's Birch Park Addition to Evanston, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0030097477, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number(s): 11-29-101-033-1003 (unit); 11-29-101-033-1048 (parking);
and 11-29-101-033-1050 (parking)

Property Address: 7742 N. Sheridan Road, Unit 1R, Chicago, IL 60626

G3 & G4