

# UNOFFICIAL COPY



17PST20508984 293  
WARRANTY DEED  
ILLINOIS STATUTORY

Doc#: 1735549048 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/21/2017 10:39 AM Pg: 1 of 2

Dec ID 20171201669611  
ST/CO Stamp 0-711-922-720 ST Tax \$249.00 CO Tax \$124.50

THE GRANTOR, Michael Hart, unmarried,  
of the City of Evanston, County of Cook,  
State of Illinois, for and in consideration of  
TEN DOLLARS and other good and  
valuable considerations in hand paid,  
CONVEYS and WARRANTS to Ryan Hager, <sup>da</sup>unmarried, <sup>ma</sup>N. 785 Town Shop Road, Fall Creek,  
WI 54742, all interest in the following described Real Estate situated in the County of Cook in  
the State of Illinois, to wit:

UNIT NUMBER W104 IN NORTH POINTE CONDOMINIUM, AS DELINEATED ON  
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOT 1  
IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 41  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH  
SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF  
CONDOMINIUM RECORDED OCTOBER 25, 1990 AS DOCUMENT NUMBER  
90521902 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN  
COOK COUNTY, ILLINOIS.

SUBJECT ONLY 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 USE AND ENJOYMENT OF THE REAL ESTATE; THE  
CONDOMINIUM DECLARATION AND THE CONDOMINIUM PROPERTY ACT.

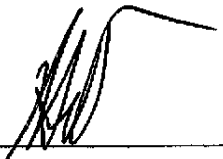
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws  
of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Permanent Real Estate Index Number: 10-10-201-077-1071

Address of Real Estate: 2525 Wellington Court, Unit 104, Evanston, IL 60201

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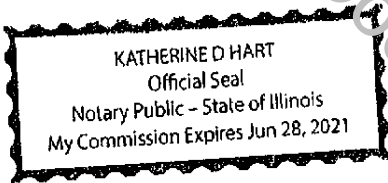
Dated this 13 day of December, 2017.

  
\_\_\_\_\_  
Michael Hart (SEAL)

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 Michael Hart, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his 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 13 day of December, 2017.



  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:

Katherine D. Hart  
9349 Forestview Road  
Evanston, Illinois 60203

Send subsequent tax bills to:

Ryan Hager  
2525 Wellington Court, Unit 104  
Evanston, IL 60201

After recording mail to:

Mazek Law Group LLC  
3805 N. Lincoln  
Chicago, IL 60613

**CITY OF EVANSTON 032450**  
*Real Estate Transfer Tax*  
*City Clerk's Office*

PAID DEC 14 2017 AMOUNT \$ 1245.00

Agent LB