



1817341049

WARRANTY DEED

Statutory (Illinois)

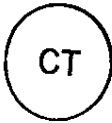
Doc# 1817341049 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2018 11:26 AM PG: 1 OF 3



CT/18NW7134326NS
NSC Doc

THE GRANTORS, (Seller – Alan Levin, a SINGLE MAN), for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY and WARRANTS to

(Asbury Arms, LLC, an Illinois limited liability company, of 2607 W. Glenlake Avenue, Suite 101, Chicago, IL 60659), the following described Real Estate, situated in the County of COOK, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached legal.

ADDRESS OF PROPERTY: 238 Asbury Avenue, Unit 1 & G-11
Evanston, IL 60202

PROPERTY INDEX NUMBER: 10-25-215-030-1028
10-25-215-030-1045

SUBJECT ONLY TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of records; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

DATED: May 18, 2018.

This is not homestead property

Seller – Affiant – Alan Levin

UNOFFICIAL COPY

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Alan Levin, 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, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 17 day of May 2018.





Robin Leonard

THIS INSTRUMENT PREPARED BY:
Paul Ochmanek Legal, PO Box 64605, Chicago, IL 60664

AFTER RECORDING MAIL TO:

ASBURY ARMS, LLC
2607 WEST GLENLAKE AVE
SUITE 101
CHICAGO, IL 60659

REAL ESTATE TRANSFER TAX		18-Jun-2018
		COUNTY: 71.75
		ILLINOIS: 143.50
		TOTAL: 215.25
10-25-215-030-1028 20180501682208 0-664-517-920		

MAIL SUBSEQUENT TAX BILLS TO:

ASBURY ARMS, LLC
2607 WEST GLENLAKE AVE
SUITE 101
CHICAGO, IL 60659

030018

CITY OF EVANSTON
Real Estate Transfer Tax

PAID JUN 15 2018

AMOUNT \$ 720.00

Agent LB

UNOFFICIAL COPY

EXHIBIT A

Order No.: 18NW7134326NS

For APN/Parcel ID(s): 10-25-215-030-1028 and 10-25-215-030-1045

UNITS 238-1 AND G-11 IN 222-240 NORTH ASBURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 (EXCEPT THE NORTH 75 FEET THEREOF) AND LOTS 2, 3, 4, 5, 6 AND 7 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE F. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT VACATED PART OF THE EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 7 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 25) IN GEORGE F. NIXON AND COMPANY'S ASBURY AVENUE RAPID TRANSIT SUBDIVISION OF THE NORTH 293.7 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0534219048 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.