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1817341055D

WARRANTY DEED

Statutory (Illinois)



CT/18NW7134332NS
NSC DCU

Doc# 1817341055 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2018 11:34 AM PG: 1 OF 6

THE GRANTORS, (Seller - Christine G. Villas and Tanner D. Schlientz) tenants by the entirety 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: *A Married couple

LEGAL DESCRIPTION: See attached legal.

ADDRESS OF PROPERTY: 240 Asbury Avenue, Unit 3& P-2
Evanston, IL 60202

PROPERTY INDEX NUMBER: 10-25-215-030-1034
10-25-215-030-1053

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 24TH, 2018.

This is not homestead property

Seller - Affiant - Christine G. Villas

~~NO SIGNATURE~~

~~Seller - Affiant - Tanner D. Schlientz~~

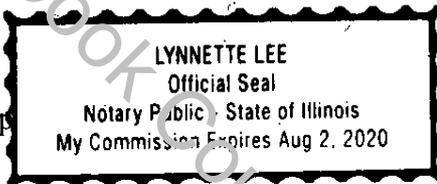
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STATE OF Illinois)
COUNTY OF Cook)

The undersigned, a Notary Public in the above state and county, DOES HEREBY CERTIFY that Christine G. Villis and ~~Tanner D. Schlienz~~, 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 24th day of May 2018.


Notary Public Seal/Stamp



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

030024

CITY OF EVANSTON
Real Estate Transfer Tax

PAID JUN 15 2018 AMOUNT \$ 785.00

Agent UB

MAIL SUBSEQUENT TAX BILLS TO:

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

REAL ESTATE TRANSFER TAX		16-Jun-2018
		COUNTY: 78.25
		ILLINOIS: 156.50
		TOTAL: 234.75

10-25-215-030-1034 | 20180501682408 | 1-335-606-560

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Exhibit

WARRANTY DEED

Statutory (Illinois)

 10/17/2018
NSF

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DATED: May 24, 2018.

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Seller – Affiant – Christine G. Villas


Seller – Affiant – Tanner D. Schlientz

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 24, 2018 before me, Brett Randall Kiesel, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Tanner D. Schlientz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by signing the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brett Randall Kiesel
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer is Representing: _____

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EXHIBIT A

Order No.: 18NW7134332NS

For APN/Parcel ID(s): 10-25-215-030-1034 and 10-25-215-030-1053

UNIT 240-3 AND PARKING SPACE P-2 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;

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.