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18248062100

Doc# 1824806210 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2018 12:14 PM PG: 1 OF 2

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY

FIRST AMERICAN TITLE
FILE # 2909909

Preparer File: Allen-218064.0012
FATIC No.:

THE GRANTOR(S) Jason Allen, a divorced not remarried man, of the City of Evanston, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Callan Ave LLC, a limited liability company, of 1335 West Fargo Avenue Chicago, IL 60626 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT NUMBER 122-3B IN THE EVANSTONIAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: LOT 13 (EXCEPT THE SOUTH 1 1/2 FEET THEREOF) AND ALL OF LOTS 14, 15, AND THE SOUTH 23 1/2 FEET OF LOT 16 IN BLOCK 1 IN NILES HOWARD TERMINAL ADDITION, BEING A SUBDIVISION OF THE SOUTH 6.25 CHAINS (412 1/2 FEET) OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 17 AND LOT 16 (EXCEPT THE SOUTH 23 1/2 FEET THEREOF) IN BLOCK 1 IN NILES HOWARD TERMINAL ADDITION, BEING A SUBDIVISION OF THE SOUTH 6.25 CHAINS (412 1/2 FEET) OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04299227125; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of closing ("Permitted Exceptions").

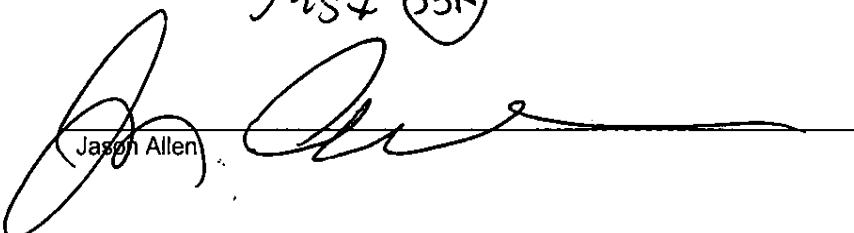
Grantor, for itself and its successors and assigns, in fee simple forever, and subject to the Permitted Exceptions, does hereby warrant the title to the Real Estate and will defend the title to the Real Estate against the lawful claims of every person claiming by, through, or under Grantor, but not otherwise.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-30-209-045-1003

Address(es) of Real Estate: 122 Callan Avenue #3B
Evanston, IL 60202

Dated this August day of 29th, 2018.


Jason Allen

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First American
Title Insurance Company

Special Warranty Deed

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason Allen, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 29th day of August, 2018.



[Signature]
Notary Public

Prepared by:
Dickler, Kahn, Slowikowski and Zavell, LTD.
85 West Algonquin Road Suite 420
Arlington Heights, IL 60005

Mail to:
Marc C. Smith
353 North Clark Street #3650
Chicago, IL 60654

Name and Address of Taxpayer:
Callan Ave LLC
1335 West Fargo Avenue
Chicago, IL 60626

030215
CITY OF EVANSTON
Real Estate Transfer Tax
PAID AUG 31 2018
AMOUNT \$ 720.00
Agent LB

REAL ESTATE TRANSFER TAX		04-Sep-2018
COUNTY:		68.25
ILLINOIS:		136.50
TOTAL:		204.75
11-30-209-045-1003 20180801671695 1-889-394-848		

