

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY**

Doc#: 1916355198 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/12/2019 09:46 AM Pg: 1 of 3

Dec ID 20190501689521
ST/CO Stamp 1-083-047-840 ST Tax \$535.00 CO Tax \$267.50

**FIRST AMERICAN TITLE
FILE # 2973047**

THE GRANTOR(S) John F. Stewart, III, married, of the City of Arthur, County of Douglas, 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 Adolfo J. Diaz and Sandra Diaz, of 426 NE 8TH Ave, Fort Lauderdale, FL 33301, as joint tenants with the right of survivorship, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

**LEGAL DESCRIPTION:
SEE ATTACHED**

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements, roads and highways, and general real estate taxes not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 11-18-117-014-1028
Address(es) of: 1720 Maple Ave, Unit 550, Evanston, IL 60201

Dated this 29th day of May, 20 19

John F. Stewart, III
John F. Stewart, III

031328

CITY OF EVANSTON

PAID Real Estate Transfer Tax
5/31/2019 AMOUNT \$ 2,675.00
Agent [Signature]

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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 John F. Stewart, III personally known to me to be the same person(s) whose name(s) are 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 May, 2019



[Signature] (Notary Public)

Prepared by:
Tom Loukas, Esq.
Loukas Law LLC
4061 North Milwaukee
Chicago, Illinois 60641

After Recording Mail To:
Lee Padgitt
560 Green Bay Rd. #100
Winnetka IL 60093
Name and Address of Taxpayer:
Al and Sandra Diaz
1720 Maple # 550
Evanston IL 60201

Property of Cook County Clerk's Office

EXHIBIT A

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Legal Description: UNIT NO. 550, IN THE OPTIMA VIEWS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOT 1 IN OPTIMA VIEWS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3, IN CHURCH MAPLE SECOND RESUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0030370729, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B1" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 15, 2003 AS DOCUMENT NO. 0310527146, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 11-18-117-014-1028 (VOL. 057)

Property Address: 1720 Maple Avenue, Evanston, Illinois 60201

Property of Cook County Clerk's Office