

UNOFFICIAL COPY

Fidelity National Title

0C19011336 1 OF 2

Doc#. 1917822046 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/27/2019 11:15 AM Pg: 1 of 3

Dec ID 20190601604677
ST/CO Stamp 0-538-079-328 ST Tax \$245.00 CO Tax \$122.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, Matthew O'Neill, married to Erica Joyce Lam of 807 Church St., Unit 305, the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Kweku Thompson, A _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
SINGLE MAN

SEE ATTACHED EXHIBIT A.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: 11-18-126-019-1019 and 11-18-126-019-1073

Address of Real Estate: 807 Church St., Unit 305, Evanston, IL 60201

This is not and never has been homestead property for Erica Joyce Lam.

Dated this 12th day of June 2019

031362


CITY OF EVANSTON

PAID Real Estate Transfer Tax

6/25/2019 MOUNT \$ 1,225.00

Agent [Signature]

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Matthew O'Neill

STATE OF Virginia, COUNTY OF Fairfax ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew O'Neill, 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 acknowledged that they signed, sealed and delivered the said instrument as their 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 12th day of June 2019.





Monica C. Barnes (Notary Public)

Prepared By: Thomas J. Scannell
9901 S. Western Avenue, Suite 100
Chicago, Illinois 60643

Mail To:
Brian Iversen
Iversen & Associates
119 S. Emerson St. #262
Mt. Prospect, IL 60056

Name & Address of Taxpayer:
Kweku Thompson
807 Church St., Unit 305, Evanston, IL 60201

REAL ESTATE TRANSFER TAX		25-Jun-2019
	COUNTY:	122.50
	ILLINOIS:	245.00
	TOTAL:	367.50

11-18-126-019-1019 | 20190601604677 | 0-538-079-328

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EXHIBIT A

PARCEL 1:

UNITS 305 AND P-19 IN EVANSTON GALLERIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: LOTS 7 THROUGH 13, EXCEPTING THEREFROM THAT PORTION OF SAID LOTS 7 TO 13, INCLUSIVE IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT SEVEN THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT SEVEN, A DISTANCE OF EIGHTY FEET; THENCE RUNNING WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT SEVEN A DISTANCE OF 80 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE RUNNING WEST ALONG AND UPON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE RUNNING NORTH ALONG AND UPON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 11, 220 FEET FROM THE NORTHEAST CORNER OF SAID LOT 7; THENCE EAST ALONG AND UPON THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOTS 10 TO 7, INCLUSIVE, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING BELOW AN ELEVATION OF 36.00 FEET CITY OF EVANSTON DATUM, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010158162; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1, FOR INGRESS AND EGRESS OF PERSONS AND VEHICLES OVER THE WEST 28.5 FEET OF THAT PART OF LOTS 7 THROUGH 11, BOTH INCLUSIVE, IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 80 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 35 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, A DISTANCE OF 185 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85 FEET TO POINT IN THE NORTH LINE OF SAID LOT 11 WHICH IS 220 FEET WEST, MEASURED ALONG SAID NORTH LINE OF LOTS 7 THROUGH 11, OF THE NORTHEAST CORNER OF SAID LOT 7, THENCE EAST ALONG SAID NORTH LINE OF LOTS 7 THROUGH 11, TO THE POINT OF BEGINNING, AS CONTAINED IN THE AGREEMENT DATED APRIL 6, 1989 AND RECORDED APRIL 10, 1989 AS DOCUMENT NUMBER 89154855, IN COOK COUNTY, ILLINOIS.